

2231 30 ST SW

C4273342 Active

LP: \$729,000
OP: \$768,000

SP:
PD:
DOM: 84



Class: Attached
Type: Semi Detached
Style: 2 Storey
Year Built: 2013
LINC #: 0035695148
Legal Plan: 6155AD **Blk:** 10B **Lot:** 4

Area: Calgary
Zone: Zone CC
Community: Killamey/Glengarry 027
Postal Code: T3E 2L7
Condo Type: Not a Condo
Possession: 10/quick 10/31/2019

Land Use: R-C2
Title to Land: Fee Simple
Conform Rpt:
Restrictions: None Known

New Hm:

Tax Amt/ Yr: \$4,794/2019
Local Imp Amt:
HOA: No
Condo Fee:

One of a kind home in the heart of Killamey with mature landscaping and sunny west facing back yard. The foyer features a furniture style custom closet with shoe drawers. The dining room has a dramatic light fixture and custom millwork wainscoting which is featured thru out the home with 10 foot main floor ceilings. The kitchen features white shaker style cabinets, crown mouldings and under counter lighting. Name brand appliances are Jennaire Pro Series 4 burner stove, microwave oven combo, fridge, Bosch dishwasher and Monogram wine fridge. The island has a farm style sink. A large wall pantry provides ample storage. Carrera marble is featured on the backsplash and fireplace. Unique lighting is featured thru this home. Oak engineered plank flooring is on the main and leads to the rear wall of glass doors to the deck with speakers and gas hook up. A Sonos sound system provides audio for this home. The mud room is perfect for a family with lots of storage. See additional remarks

Rooms & Measurements

Room Type	Dim/M	Dim/Ft	Level
Dining Rm	3.5X3.5	11'5"X11'5"	M
Kitchen	4.4X2.9	14'7"X9'7"	M
Living Rm	4.2X4.1	13'8"X13'6"	M
Mstr Bed	4.4X3.8	14'4"X12'6"	U
Bedroom	4.0X2.7	13'3"X9'0"	U
Bedroom	3.2X3.0	10'7"X9'8"	U
Rec Rm	4.2X3.3	13'11"X10'8"	L
Other	4.1X3.3	13'6"X10'11"	L

Bedrooms A/T: 3/3 Rms Abv: 6 F/H Baths: 4/1

	2P	3P	4P	5P	6P
Baths:	1	0	2	1	0
EnSt Bth:	0	0	0	1	0

Level	Mtr2:	Sq Ft
Main:	68.89	742
Upper:	70.95	764
Above Grade:		
Lower:		
Below Grade:		
Total A.G.	139.82	1,505

Property Information

Basement: Full-Fully Finished
Suite: Suite - None
Construction: Wood Frame
Foundation: Concrete
Exterior: Stone, Stucco
Roof Type: Asphalt Shingles
Front Exp: East
Parking: 2/Double Garage Detached
Features: Air Conditioning-Central, Ceiling 10 ft., No Animal Home, No Smoking Home
Site Influences: Back Lane, Cross Fenced, Fenced, Landscaped
Goods Included: Alarm/Security System, Dishwasher-Built-In, Dryer, Garage Opener, Hood Fan, Oven-Microwave, Refrigerator, Stove-Gas, Washer, Water Softener, Window Coverings-All, Wine/Beverage Cooler
Goods Excluded:
HOA Fee Incl:

Heating: Forced Air-1
Fin FP/Rgh-In: 1
Lot Shape: Rectangular
Lot Sq M: 279.00 m2
Frntg X Depth: 7.6x36.6
Flooring: Carpet, Ceramic Tile, Hardwood, Vinyl Plank

Fuel: Natural Gas
Fuel: Gas Only

Agent & Office Information

List Firm: HOUSTON REALTY.ca
Ownership: Private
Exclusion/SRR: No/No
List Date: 10/25/2019

Printed: 01/17/2020

INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).