

# \$580,000 - 2, 1913 30 Street Sw, Calgary

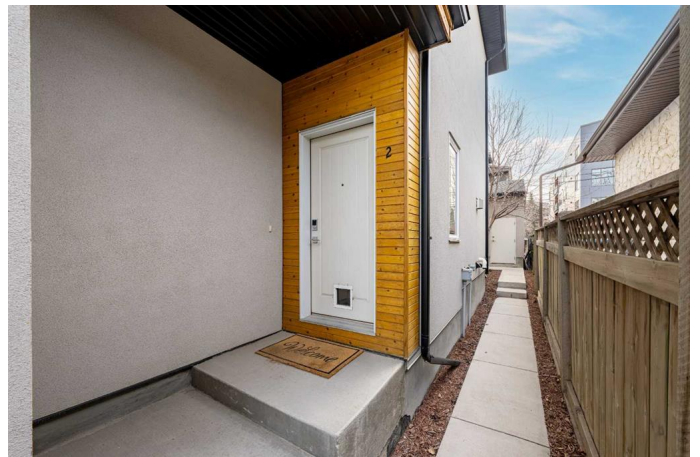
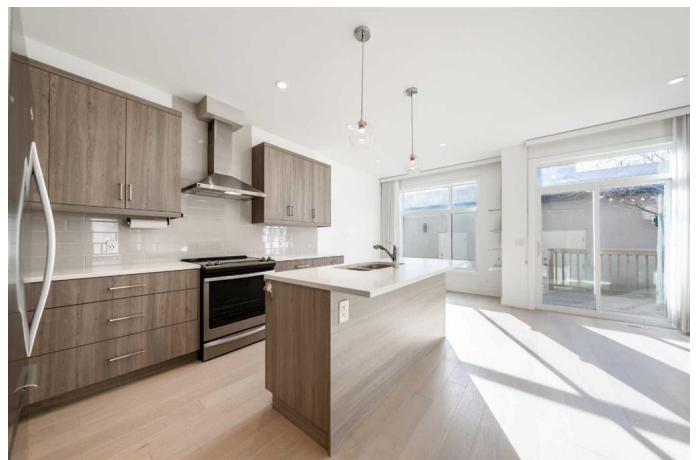
MLS® #A2206482

**\$580,000**

3 Bedroom, 4.00 Bathroom, 1,155 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Gorgeous Four Plex Unit offering over 1700 sq ft of developed Luxury Living Space with Three Bedrooms and Three and a Half Baths. Located in the heart of Killarney, across from an incredible community hub, the Killarney Aquatic & Recreation Centre with a large green park and playground. Beautiful modern color palette throughout. Stunning kitchen with contemporary cabinetry, quartz countertops, large island and stainless steel appliances. Luxury vinyl plank flooring throughout the main floor, plenty of pot lights. High ceilings, spacious open floor plan with the kitchen being open to the dining area and living room. The living room features a contemporary tile faced fireplace and has patio doors out to a large patio. Large windows, lots of natural light that face the sunny West back yard area. Central Air-Conditioning for those hot days. Up the stairs to a beautiful primary bedroom with a gorgeous ensuite with quartz countertops, dual sinks and large shower and a large walk-in closet. The second bedroom has its own ensuite with quartz counter top and bath with a walk-in closet as well. In the lower level is a large flex space that can be your third bedroom or family room. It boasts another four-piece ensuite and walk-in closet. Lots of storage! This home has two storage rooms. Front-Load HE washer & dryer. The backyard patio off the living room gives you indoor/outdoor living and surrounded by mature leafy trees that in the summer will give you a private beautiful space. Gas bbq or fire table



hook-up. Oversized single car garage is 24 ft deep giving you extra storage area for bikes. Pet friendly! Great place for your furry family member with the park right across the street to walk them in. Short drive to the Edworthy dog park and the path systems of the Bow River. This four plex is self managed, well run, with low condo fees of \$200 a month which covers insurance on the building and reserve fund for exterior maintenance. Simply an awesome property located in the sought after inner-city community of Killarney. Great location, steps to tons of amenities of 17th Ave, lots of fantastic restaurants & shops. Steps to parks and schools. Close to everything you need! Easy access to LRT, and main rd arteries. Short distance from Mount Royal University. Quick commute to downtown. Welcome home! View the 3D Tour - Purple House Symbol

Built in 2015

### **Essential Information**

MLS® #	A2206482
Price	\$580,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,155
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	2, 1913 30 Street Sw
Subdivision	Killarney/Glengarry

City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E2L5

### **Amenities**

Amenities	Parking
Parking Spaces	1
Parking	Garage Door Opener, Garage Faces Rear, Secured, Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Entrance
Lot Description	Back Lane, Back Yard, Private
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	7
Zoning	M-C1

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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