

\$435,000 - 2, 2412 30 Street Sw, Calgary

MLS® #A2261895

\$435,000

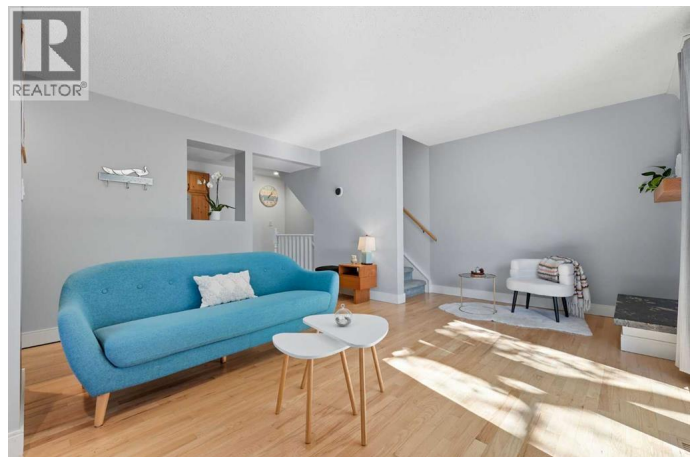
3 Bedroom, 2.00 Bathroom, 1,042 sqft

Single Family on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this charming 2-storey corner unit with a fully finished basement, on a quiet street in Killarney, thoughtfully updated both inside and out. Step into a bright west-facing main level with new paint, carpet, baseboards, and patio doors (2020). This updated kitchen has brand-new appliances (2025) and the living room features an updated hearth (2016) for the wood fireplace. Upstairs, this home has a newly renovated bathroom with a subway tile surround (2021). The basement adds extra living space with stylish shiplap walls (2021) leading into the 3rd bedroom and updated bathroom. Need more? This home even has central A/C (2018). Outside, enjoy peace of mind with major upgrades, including a new roof (2023) and cement walkways (2025). With only ten units, the owners share a community garden to share, with a mentality that if you work together to contribute to the community, it will make it better for everyone. Also, front landscaping plans (\$20,000) have recently been approved with projected construction starting this fall (see concept designs in photos). Located within walking distance to the Westbook C-Train Station, Killarney Aquatic & Recreation Centre and the fenced Killarney Off-Leash Dog Park, this home offers comfort, updates, and community living in one of Calgary's most desirable neighbourhoods. (id:6289)

Built in 1980



Essential Information

Listing #	A2261895
Price	\$435,000
Bedrooms	3
Bathrooms	2.00
Square Footage	1,042
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	2, 2412 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2M1

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Closet Organizers
Parking Spaces	1

Interior

Appliances	Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer & Dryer
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	Sotheby's International Realty Canada
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