

# \$685,000 - 2, 2416 30 Street Sw, Calgary

MLS® #A2262340

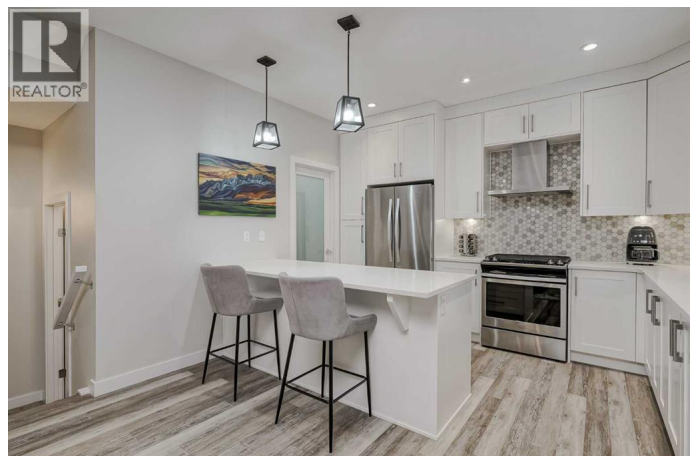
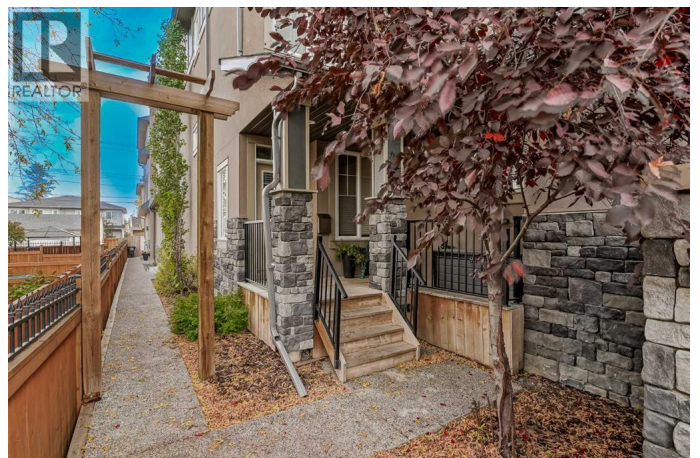
**\$685,000**

3 Bedroom, 4.00 Bathroom, 1,999 sqft

Single Family on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your stylish new home in the heart of Killarney—a neighborhood loved for its tree-lined streets, boutique caf  s, and quick downtown commute. This like-new 3-storey townhome combines modern design, premium finishes, and over 2,500 sq. ft. of living space designed for comfort and connection. Step inside and you  ll instantly feel the open, airy vibe—9-foot ceilings, a floor-to-ceiling stone fireplace, and custom built-ins create a perfect balance of warmth and sophistication. The kitchen is made for entertaining, featuring high-end stainless steel appliances with a gas range, quartz countertops, and a walk-in pantry that keeps everything organized and out of sight. Your main level patio—with a gas line for BBQ nights—adds an easy indoor-outdoor flow ideal for hosting friends. Upstairs, two generous bedrooms, a full bathroom, and a convenient laundry room make everyday living effortless. But the real showstopper is above it all—the third-level primary suite. This dreamy retreat spans over 600 sq. ft. with sun-filled windows, and a private balcony where you can unwind with your morning coffee or evening wine. The spa-inspired ensuite features a deep soaker tub, dual vanities, and a large walk-in shower—pure indulgence after a long day. The fully developed basement offers even more living space with a cozy family room, custom built-ins, electric fireplace, and a full bathroom—perfect for movie nights or a guest hideaway. Other thoughtful touches include a



whole-home water filtration system, custom blinds, and garage parking. Located on a quiet street just steps from parks, shops, and transit, this home offers the perfect blend of upscale comfort and urban convenience. Whether youâ€™re working downtown, grabbing brunch at Monogram, or hopping on your bike to Edworthy Park, life in Killarney feels effortlessly connected. (id:6289)

Built in 2014

**Essential Information**

Listing #	A2262340
Price	\$685,000
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	1,999
Acres	0.00
Year Built	2014
Type	Single Family
Sub-Type	Condominium/Strata

**Community Information**

Address	2, 2416 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
Province	Alberta
Postal Code	T3E2M1

**Amenities**

Amenities	Park, Playground, Schools, Shopping
Features	Back lane, Closet Organizers, No Smoking Home
Parking Spaces	1

**Interior**

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave, Hood Fan
Heating	Forced air

Cooling	None
Fireplace	Yes
# of Fireplaces	2
# of Stories	3
Has Basement	Yes

## Exterior

Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

## Listing Details

Listing Office eXp Realty



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