

\$650,000 - 3, 2416 30 Street Sw, Calgary

MLS® #A2107162

\$650,000

3 Bedroom, 3.00 Bathroom, 1,878 sqft
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to 3, 2416 30 Avenue SW, a chic and contemporary 3-storey townhome located in the vibrant community of Killarney. As you step inside, you're greeted by a bright and airy main floor boasting a sleek and stylish kitchen featuring white quartz countertops, handsome gray full-height cabinets, and premium stainless steel appliances. The open-concept layout seamlessly connects the kitchen to the inviting living room, where a cozy gas fireplace sets the ambiance for relaxed evenings. Vinyl plank flooring throughout the main floor adds a touch of elegance and durability. Step through the door adjacent to the dining room and discover your own private, secluded patio oasis, perfect for outdoor entertaining. On the second level, you'll find two generously sized bedrooms, each with its own walk-in closet and separated by a well-appointed 4-piece bathroom. The full sized laundry and linen closet complete this level. Venture up to the third floor and retreat to your luxurious primary bedroom sanctuary. This spacious haven features a large 5-piece ensuite bathroom with a large soaker tub and walk-in shower, as well as a generously sized walk-in closet, providing plenty of space for your wardrobe. The basement of this townhome is undeveloped, offering a blank canvas for your imagination. Roughed-in plumbing for a bathroom allows for easy future development potential, whether you choose to create a cozy



media room, an additional bedroom, or a versatile home office space.

Situated in a prime location, this townhome offers easy access to an array of amenities, including Lukes Drug Mart, Killarney Rec Centre, Westbrook LRT and shops. With proximity to major transportation routes, downtown Calgary is just a short commute away, providing endless opportunities for work and play.

Built in 2019

Essential Information

MLS® #	A2107162
Price	\$650,000
Sold Price	\$650,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,878
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	3, 2416 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M1

Amenities

Amenities	None
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Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Breakfast Bar, Soaking Tub, Sump Pump(s)
Appliances	Central Air Conditioner, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 5th, 2024
Days on Market	12
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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