

\$679,900 - 1, 2424 30 Street Sw, Calgary

MLS® #A2112807

\$679,900

3 Bedroom, 4.00 Bathroom, 1,797 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

STUNNING 3 storey townhome at Killarney Townes III in the sought after southwest community of Killarney. This well appointed home features over 2000 square feet of living space on three levels. UPGRADES include Samsung front loading washer and dryer, Kinetico water softener system (no electricity required), dual Phantom Screens brand sliding screens on Primary bedroom balcony doors, heated flooring in Primary bathroom, dimmable lighting in dining room and Primary bedroom and new paint. Enter the home on the main floor where you will find wide plank engineered hardwood flooring, 9'™ ceilings and a bright and spacious living room with a cozy gas fireplace & gorgeous floor to ceiling stone surround. Make your way through the formal dining area to the kitchen that offers quartz counters, full height walnut cabinetry, stainless appliances and breakfast bar. Upstairs boasts 2 bedrooms, the larger bedroom has a 4-piece bath ensuite, open to the hallway on the second level as well as a generous walk-in closet and a large primary suite on the third level with walk-in closet, private balcony & spa-inspired 5pc ensuite. The fully developed basement is great for movie and game nights with family and friends in the large rec room. A 4-piece bath and storage room round off this lower level. This turnkey home has it all including a single parking space in a shared garage. Enjoy maintenance free living in this charming, self managed, inner city home situated on a quiet



street and close proximity to the C-Train,
downtown and a myriad of amenities. **A/C is
installed and is on a leasing program.
\$90/month for 7 years. Installed August 2023.
New owner can assume or Reliance can
remove it if they opt out. It's transferable.**
Call today for more information!!

Built in 2017

Essential Information

MLS® #	A2112807
Price	\$679,900
Sold Price	\$679,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,797
Acres	0.00
Year Built	2017
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	1, 2424 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M1

Amenities

Amenities	Storage
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, See Remarks, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	None
Lot Description	Back Lane, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 7th, 2024
Date Sold	March 23rd, 2024
Days on Market	16
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX iRealty Innovations
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