

\$674,900 - 4, 2424 30 Street Sw, Calgary

MLS® #A2125731

\$674,900

3 Bedroom, 3.00 Bathroom, 1,967 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

A rare opportunity to live in a luxurious end unit townhome on a quiet street in the highly desirable inner-city neighborhood of Killarney. This immaculate home has plenty of upgrades; 9'™ knockdown ceilings, durable luxury vinyl plank flooring, upgraded plumbing fixtures, Hunter Douglas blinds, stone counters, custom closets, vaulted ceilings, the comforts of air conditioning and a concrete wall separating you and the one neighbor. Head down the courtyard to unit 4 where you are greeted by a large front foyer with an open to above. This space was designed to be on its own separate level to keep the mud and mess down and away. Upstairs is flooded with natural light. The massive chef inspired kitchen is a focal point with slow close shaker style cabinets that reach to the ceiling, undercabinet lights, premium SS appliances (including a gas range) and chimney hood fan, an expansive 10-foot island with gorgeous quartz counters, stylish hexagon backsplash and a large corner pantry for additional storage. Perfect for entertaining the kitchen looks onto the spacious dining room and inviting living room showcasing a gas fireplace with stone detail. Off the living room is a large, covered patio and office perfect for those who work from home or want a quiet study. The powder room is tucked away and includes side by side laundry with doors to keep the mess away. On the upper level are two well sized bedrooms, a 4pc main bath and the primary retreat. This generous sized primary room has its own



private patio with Downtown VIEWS creating a true sanctuary. There is a massive walk-in closet providing plenty of space for your wardrobe. A spa inspired ensuite with dual sinks, a large soaker tub, a fully tiled shower with 10 mm glass creating a true oasis. In addition to plenty of street parking there is one parking stall in the garage (unit 4) and one parking stall on the driveway. Only minutes away from downtown, close to parks, shops, restaurants, schools, the rec center, bow river path system, shaganappi golf course and ctrain! Enjoy maintenance free living in this charming, self managed, inner city home. Book your private showing or view the virtual tour today!

Built in 2018

Essential Information

MLS® #	A2125731
Price	\$674,900
Sold Price	\$682,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,967
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

Community Information

Address	4, 2424 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T3E 2M1

Amenities

Amenities	Other
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Views
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 13th, 2024
Days on Market	17
Zoning	M-CG d72
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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