

# \$675,000 - 3, 2420 30 Street Sw, Calgary

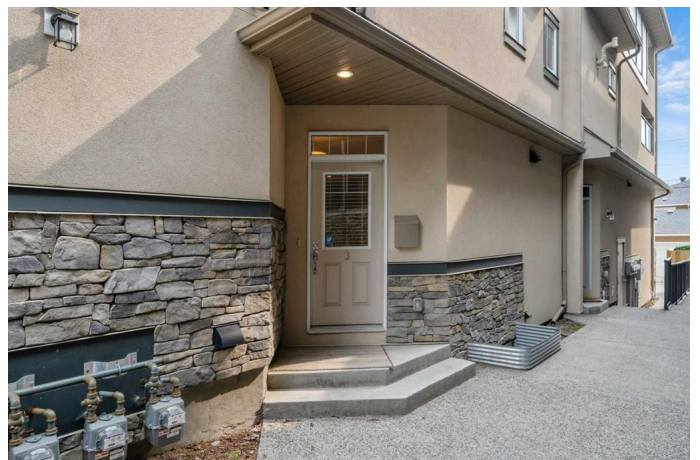
MLS® #A2149945

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,901 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Just blocks away from the urban vibes of 17th Ave and recreation at Killarney Aquatic Centre sits this stylish and modern 3 storey townhome. IMMACULATEDLY MAINTAINED with an EXCEPTIONALLY LARGE SQUARE FOOTAGE for a townhouse, this beautiful home is move-in ready. The stylish aesthetic is highlighted by soaring 9'™ CEILINGS, a neutral colour pallet and a wide OPEN FLOOR PLAN bathed in natural light. Culinary adventures are inspired in the chef's™ dream kitchen featuring QUARTZ COUNTERTOPS, FULL-HEIGHT CABINETS, STAINLESS STEEL APPLIANCES including a GAS STOVE, a peninsula island with a flush eating bar and clear sightlines into the living room perfect for entertaining or keeping an eye on the kiddos. Dramatic FULL-HEIGHT TILE ENCASES THE FIREPLACE in the living room inviting you to sit back and relax. A convenient powder room completes this level. The second floor is a private sanctuary for kids and guests with 2 large bedrooms, a 4-piece bathroom and convenient laundry. THE ENTIRE 3RD LEVEL IS RESERVED FOR THE OWNER'S™ RETREAT. This incredible level will have you feeling spoiled daily with a large primary bedroom, a huge sitting area, a private balcony and a LAVISH 5-PIECE ENSUITE boasting dual sinks, a deep soaker tub, a free-standing shower and a massive walk-in closet that accommodates even the most extensive wardrobe. 9'™ ceilings grace the basement level that awaits



your creativity and is already equipped with rough-ins for a future 3-piece bathroom. A PRIVATE PATIO area entices summer barbeques and lazy weekends unwinding. A handy man door leads to the INSULATED GARAGE where a stall is reserved just for you plus extra parking on the driveway for an additional vehicle. Located in the much sought-after community of Killarney/Glengarry, ideal for any active lifestyle with trendy shops and restaurants, an easy bike ride to the Bow River and downtown, walking distance to schools, parks, the Killarney Aquatic Centre, the LRT and so much more.

Built in 2016

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2149945      |
| Price          | \$675,000     |
| Sold Price     | \$670,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,901         |
| Acres          | 0.00          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Sold          |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 3, 2420 30 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 2M1              |

## Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking                                       |
| Parking Spaces | 1                                             |
| Parking        | Driveway, See Remarks, Single Garage Detached |

## Interior

|                   |                                                                                                                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                     |
| Cooling           | None                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                         |
| # of Fireplaces   | 1                                                                                                                                                                                           |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                      |
| Has Basement      | Yes                                                                                                                                                                                         |
| Basement          | Full, Unfinished                                                                                                                                                                            |

## Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Courtyard                 |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Stone, Stucco             |
| Foundation        | Poured Concrete           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2024 |
| Date Sold      | July 28th, 2024 |
| Days on Market | 9               |
| Zoning         | M-CG d72        |
| HOA Fees       | 0.00            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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