

# \$225,000 - 208, 2218 30 Street Sw, Calgary

MLS® #A2168806

**\$225,000**

2 Bedroom, 1.00 Bathroom, 694 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

**2 BEDROOM END UNIT | UNDERGROUND  
PARKING | INSUITE LAUNDRY |  
WALKABLE TO LRT & AMENITIES!**

This well maintained and spacious end unit has an excellent location within the community, just a half block from the baseball diamond, sports fields and playground and is easy walking distance to an abundance of additional amenities including pathways, dog parks, schools, Westbrook Mall, the shops and services along 17 Avenue SW, Killarney Aquatic & Recreation Centre, Nicholls Family Library & the Westbrook LRT Station. This unit has a very smart and functional floor plan with plenty of living space and storage. The large living room is wonderfully comfortable and bright with a stone-faced wood burning fireplace and patio doors that lead to the partially covered balcony with a view of the landscaped grounds and is perfect for sipping your morning coffee or just relaxing and enjoying the outdoor space. The dining room is adjacent to the entrance and kitchen that features white cabinets, ample counter space, tile backsplash, full appliance package and access to the storage/laundry room with a full-size stacker washer & dryer. The primary bedroom has a large east-facing window, double closet & is next to the 4-piece bathroom. The second bedroom provides space for guests/roommates or can be utilized as flex space for a home office, exercise room or studio. This pet friendly complex has a



quaint courtyard, picnic and BBQ area out back and this unit comes with a heated underground parking stall (#10) and access to an assigned space in an open common storage room. The list of upgrades and additional features includes a newer washer and dryer pair (2023), updated paint and bathroom fixtures, ceiling fans, newer paint and carpeting in the common areas and more. Welcome Home.

Built in 1982

**Essential Information**

MLS® #	A2168806
Price	\$225,000
Sold Price	\$221,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	694
Acres	0.00
Year Built	1982
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

**Community Information**

Address	208, 2218 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2L8

**Amenities**

Amenities	Community Gardens, Picnic Area, Storage, Laundry
Parking Spaces	1

Parking	Enclosed, Insulated, Parkade, Underground, Assigned
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## Interior

Interior Features	Ceiling Fan(s), No Animal Home, No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Baseboard, Natural Gas, Hot Water
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Mantle, Wood Burning, Stone
# of Stories	3
Basement	None

## Exterior

Exterior Features	Balcony, Garden
Roof	Asphalt
Construction	Cement Fiber Board, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	September 28th, 2024
Date Sold	October 10th, 2024
Days on Market	10
Zoning	M-C1
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
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