



GRASSROOTS
REALTY GROUP

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3204 30 Street SW
Calgary, Alberta

MLS # A2231686



\$980,000

| | | | |
|------------------|------------------------|---------------|-------------------|
| Division: | Killarney/Glengarry | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,013 sq.ft. | Age: | 1952 (73 yrs old) |
| Beds: | 5 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

| | | | |
|--------------------|----------------------------|-------------------|-----------------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Suite | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | DC (pre 1P2007) |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: 2nd Refrigerator, 2nd Stove, Shed

This is a prime holding property situated on a rare 50x150 DC-R2 corner lot in the highly desirable inner-city community of Killarney. Offering a unique blend of small town charm and big-city convenience, this property is located on a quiet street, yet just moments from major routes like Crowchild Trail and the vibrant 17th Avenue. The home itself is well-maintained and features hardwood floors throughout the living room, kitchen, and bedrooms, along with large, bright windows that allow for abundant natural light. With 3 bedrooms, a clean, updated bathroom, fully legal lower suite and an upgraded electrical panel, this property offers flexible living options perfect for live-up, rent-down scenarios, or development. You'll also find a double garage and enjoy the benefits of being across from a playground and elementary school, making this an ideal family-friendly location. Parks, recreation centres, and a variety of transportation options including bus stops and the LRT station are nearby. Enjoy close proximity to downtown, Richmond Plaza, Marda Loop, and the Calgary Farmer's Market — everything you need is within reach. This is your chance to invest in one of Calgary's most sought-after communities. Call today to book your private viewing!