



GRASSROOTS
REALTY GROUP

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2, 1921 30 Street SW
Calgary, Alberta

MLS # A2317293



\$480,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Front/Back		
Size:	1,403 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Garage Door Opener, Garage Faces Rear, Off Street, On Street, Single Garage		
Lot Size:	-		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Pantry, Skylight(s), Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Window A/C unit		

PRICE REDUCED! Don't miss your chance to view this spacious townhouse condo nestled in the heart of sought-after Killarney — one of Calgary's most vibrant and walkable inner-city communities. The location truly sets this property apart - the Killarney Aquatic & Recreation Centre sits directly across the street, alongside a huge green space, playground, and basketball courts. A fenced off-leash dog park is just a few blocks away too! Walk to Westbrook LRT, Walmart, Safeway, Westbrook Mall, and the public library. Families will appreciate access to multiple —12 school options, while professionals will love the 10-minute commute to downtown, Mount Royal University, SAIT, and the University of Calgary. Add in proximity to Edworthy Park, Shaganappi Point Golf Course, and the shops and restaurants of upper and lower 17th Avenue — this is truly a lifestyle purchase in one of Calgary's most desirable neighbourhoods. If you're a buyer looking to add personal touches and build equity, this home offers impressive features already in place. Step inside to find 9' ceilings, a gas fireplace in the living room, freshly painted walls, and an open layout with large windows that keep the space bright and sunny. The kitchen is large & features granite countertops, oversized upper cabinets, abundant storage, a newer fridge and microwave, a corner pantry, and breakfast bar seating. Open to the living room and with space for a full dining table, this main floor works for so many homeowners — ideal for entertaining or everyday living. Upstairs, the spacious primary suite offers a walk-in closet and a sunny 5-piece ensuite complete with double vanity, skylight, separate shower, and jetted tub. The second bedroom is a great size with a double closet and convenient cheater access to a full 4-piece bathroom. Upper floor laundry adds everyday convenience. The

unfinished basement has roughed-in plumbing, presenting excellent potential for future development and further adding to the home's long-term value. Step outside to your private stone patio and garden — a sheltered retreat perfect for relaxing, hosting friends, or firing up the BBQ. A single stall in the shared detached garage completes the package, with plenty of permit-free street parking out front for guests. Book a viewing today! *Some images have been virtually staged to showcase the home's potential.