



GRASSROOTS
REALTY GROUP

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101, 2218 30 Street SW
Calgary, Alberta

MLS # A2321325



\$249,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	723 sq.ft.	Age:	1983 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 663
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home		
Inclusions:	See Appliances		

Welcome to Killarney and this beautifully maintained 2-bedroom condo featuring your own semi-private west-facing greenspace — a rare find in condo living! Imagine enjoying your own lawn, perfect for summer BBQs, kids, pets, and soaking up plenty of afternoon sunshine. Inside, the kitchen offers ample counter space, plenty of cabinetry, and stainless steel appliances, making it both functional and stylish. The cozy living room is highlighted by a charming wood-burning fireplace and overlooks your semi-private yard, creating the perfect space to relax. The primary bedroom is generously sized and easily accommodates a king-size bed with room to spare. The second bedroom is ideal as a guest room, home office, or flex space. This unit is complete with in-suite laundry, updated laminate flooring, and an assigned underground parking stall with additional storage. Located close to fantastic restaurants, shops, and amenities, with quick and convenient access to downtown Calgary. Don’t miss this unique opportunity — book your showing today!