



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2405 30 Street SW
Calgary, Alberta

MLS # A2330334



\$925,000

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,236 sq.ft.	Age:	1950 (76 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features		

Inclusions: NONE

Fantastic location, lovely home with tons of character. Illegal suite with separate entrance has been grandfathered in by the city. Big private yard and double detached garage. Rent, live in and enjoy or if you are a builder this might be a perfect fit. The possibilities are endless. Come check out this home that has so much potential in one of the best neighbourhoods in Calgary.