



GRASSROOTS
REALTY GROUP

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3, 2428 30 Street SW
Calgary, Alberta

MLS # A2332233



\$699,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,965 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air
Floors:	Carpet, Ceramic Tile, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Open Floorplan, Quartz Counters, See Remarks

Water:	-
Sewer:	-
Condo Fee:	\$ 554
LLD:	-
Zoning:	M-CG d72
Utilities:	-

Inclusions: N/A

Welcome to Killarney Townes, ideally located on a quiet street just minutes from the CTrain, downtown Calgary, shopping, restaurants, schools and everyday amenities. This stunning new home offers 1,965sqft of thoughtfully designed living space across three fully developed levels. The functional and beautifully floor plan is ideal for both comfortable everyday living and entertaining. The modern kitchen features quartz countertops, high-gloss white cabinetry, upgraded stainless-steel appliances, a walk-in pantry, breakfast bar and adjoining formal dining area. Additional highlights include wide-plank hardwood flooring, a stylish lighting package, 9-foot ceilings and a gas fireplace with a striking floor-to-ceiling stone surround. The upper level is home to an impressive primary retreat complete with a walk-in closet and spa-inspired five-piece ensuite. Two additional spacious bedrooms and a full bathroom complete this level. The fully developed basement provides even more living space with a comfortable family room and an additional bedroom featuring its own ensuite, perfect for guests, older children or a private home office. Complete with a heated single garage and private fenced yard, this move-in-ready home offers an exceptional combination of style, functionality and inner-city convenience. Enjoy a low-maintenance lifestyle in the highly desirable community of Killarney.