



GRASSROOTS
REALTY GROUP

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105, 2214 30 Street SW
Calgary, Alberta

MLS # A2353071

\$619,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,267 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Heated Garage, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Treed		

Heating:	Central	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 368
Basement:	None	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Tray Ceiling(s)

Inclusions: N/A

A rare opportunity to own a beautifully finished executive brownstone in the heart of Killarney. This two-storey residence offers approximately 1,267 sq. ft. of RMS living space, an exceptional open-concept layout, central air conditioning and a level of finish that stands out from typical inner-city townhouse product. The main floor is designed for both everyday living and entertaining, with hardwood flooring, extensive custom millwork, recessed lighting and a bright, open flow between the dining area, kitchen and living room. The kitchen is the centrepiece of the home, anchored by an oversized stone island with seating, full-height cabinetry, stainless steel appliances, gas range, built-in microwave and abundant storage. The living room features a striking gas fireplace with built-in shelving and cabinetry, while large windows and doors bring in excellent natural light and connect the space to the outdoor deck. A stylish 2-piece powder room completes the main level. Upstairs, the primary bedroom is a true retreat with architectural ceiling detailing, custom wall paneling and direct access to a spa-inspired 5-piece ensuite. The ensuite features a freestanding soaker tub, large glass shower, dual vanity and full-height tile. A generous second bedroom, large closet and upper-level laundry/utility room complete the second floor. Additional features include central A/C, a private outdoor deck, secured storage cage and an assigned garage parking area that forms part of the condominium unit under the registered condo plan. Located on a quiet, tree-lined street in desirable Killarney, this home offers excellent access to neighbourhood parks, recreation, transit, restaurants, shops, 17th Avenue, downtown and Shaganappi Golf Course. A polished, low-maintenance inner-city residence offering quality craftsmanship, thoughtful design and a highly walkable location.

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