

**206, 1939 30 Street SW**  
**Calgary, Alberta**
**MLS # A2227374**

**\$365,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	811 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 588
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** N/A

\*\*\*OPEN HOUSE\*\*\* June 14th from 1:45pm-3:45pm. Welcome to this beautifully designed and impeccably maintained two-bedroom, two-bathroom condo located in the heart of Killarney, one of Calgary's most sought-after communities! This spacious and thoughtfully laid-out home offers heated floors throughout, ensuring year-round comfort and warmth. The inviting front entrance features a front closet and opens into a stunning open-concept living area filled with natural light. The modern kitchen is a chef's dream, complete with granite countertops, stainless steel appliances, espresso cabinetry, a generous island with a custom wood eating bar, and a large pantry with a trendy barn door for added style and storage. The expansive living room overlooks a tranquil park and provides direct access to your private glass balcony, perfect for morning coffee or evening relaxation. The floor plan is ideal for privacy, with bedrooms located on opposite sides of the unit. The primary suite includes ample closet space and a private 4-piece ensuite, while the second bedroom/den (no window) is ideal for guests, a home office, or a cozy retreat. A stylish common 4-piece bathroom and convenient in-suite laundry complete the interior. Two titled underground parking stalls and a separate storage unit add to the incredible value of this property. Situated just off 17th Ave SW, this well-managed building offers the perfect balance of serenity and convenience—directly across from the park, pool, and recreation centre, and minutes from downtown, Westbrook LRT, shopping, and top-rated restaurants. Don't miss your chance to own this exceptional home in a vibrant inner-city neighborhood. Book your showing today and experience all that Killarney living has to offer!