

2, 2412 30 Street SW
 Calgary, Alberta

MLS # A2261895



\$435,000

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,042 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Alley Access, Owned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Clay Tile	Condo Fee:	\$ 400
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: None

Welcome to this charming 2-storey corner unit with a fully finished basement, on a quiet street in Killarney, thoughtfully updated both inside and out. Step into a bright west-facing main level with new paint, carpet, baseboards, and patio doors (2020). This updated kitchen has brand-new appliances (2025) and the living room features an updated hearth (2016) for the wood fireplace. Upstairs, this home has a newly renovated bathroom with a subway tile surround (2021). The basement adds extra living space with stylish shiplap walls (2021) leading into the 3rd bedroom and updated bathroom. Need more? This home even has central A/C (2018). Outside, enjoy peace of mind with major upgrades, including a new roof (2023) and cement walkways (2025). With only ten units, the owners share a community garden to share, with a mentality that if you work together to contribute to the community, it will make it better for everyone. Also, front landscaping plans (\$20,000) have recently been approved with projected construction starting this fall (see concept designs in photos). Located within walking distance to the Westbook C-Train Station, Killarney Aquatic & Recreation Centre and the fenced Killarney Off-Leash Dog Park, this home offers comfort, updates, and community living in one of Calgary's most desirable neighbourhoods.