

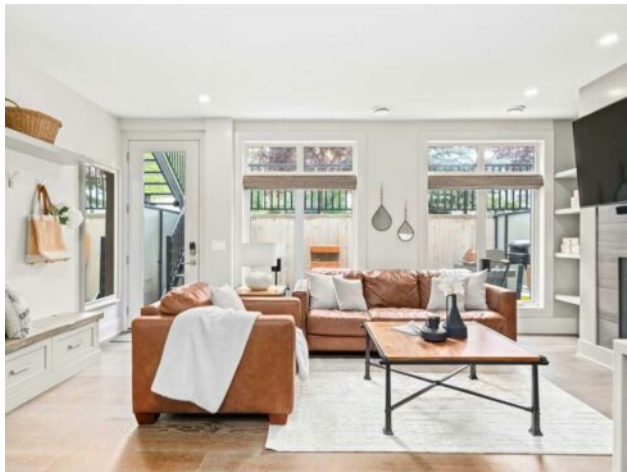


**GRASSROOTS**  
REALTY GROUP

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106, 2214 30 Street SW  
Calgary, Alberta

MLS # A2245959



**\$420,000**

Division:	Killarney/Glengarry		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	942 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Owned, Secured, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Many Trees		

Heating:	Forced Air	Water:	-
Floors:	Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Kitchen Island		

**Inclusions:** T.V Wall Mounts, Nest Equipment ( keypad, smoke/co detector/thermostat)

This one is truly a stunner! Perfectly located on a quiet, tree-lined street in the heart of Killarney, this stylish executive-level condo offers the perfect blend of sophisticated design and inner-city convenience. Located a block from the Killarney Aquatic Centre, greenspace, and within walking distance to popular spots like the Himalayan restaurant, Luke's Drug Mart, Buffalo 9 Brewing, and Shaganappi Golf Course — plus easy access to not one, but two nearby C-Train stations — the lifestyle here is unbeatable. From the moment you arrive, the large private west-facing patio invites you in — ideal for soaking up the afternoon sun, enjoying warm summer evenings, and even nurturing your plants. Inside, the open-concept living space is flooded with natural light from floor-to-ceiling windows, creating an inviting atmosphere throughout. A gas fireplace with custom built-in shelving anchors the living room, offering a cozy yet modern focal point. The kitchen was thoughtfully designed and upgraded by the original owner with cooking and entertaining in mind. You'll love the full-height cabinetry, waterfall quartz countertops, and premium KitchenAid appliance package — it's an entertainers dream. A dedicated dining space ties it all together for effortless hosting and everyday living. Down the hall, the spa-inspired bathroom features heated floors, custom cabinetry, a glass-enclosed shower, and a separate soaking tub — the perfect place to unwind. Two serene bedrooms at the back of the home enjoy peaceful views of mature landscaping with no direct sightlines from neighbors, offering ultimate privacy and tranquility. Additional features include a secure titled garage parking stall, and a convenient assigned storage locker. This rare one-level gem offers not just a beautiful home, but a lifestyle that's hard to match.

Don't miss your opportunity to own in one of Calgary's most connected and charming communities.