



GRASSROOTS
REALTY GROUP

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307, 2218 30 Street SW
Calgary, Alberta

MLS # A2256058



\$249,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	762 sq.ft.	Age:	1982 (43 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 629
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Skylight(s), Vaulted Ceiling(s)		

Inclusions: N/A

This pet-friendly one-bedroom + loft penthouse perfectly blends comfort, charm and convenience in one of Calgary's most vibrant inner-city neighbourhoods. A sunny west-facing exposure fills the home with natural light all day long, while the functional open-concept layout showcases beautiful laminate floors, a spacious living/dining area and a cozy stone wood-burning fireplace—ideal for relaxing or entertaining. The renovated 4-piece bath and updated kitchen flooring add fresh modern touches, and in-suite laundry brings everyday ease. The generously sized bedroom offers a peaceful retreat, while the spacious loft provides endless versatility for a home office, guest bedroom or lounge. Residents at Killarney Courts enjoy a community garden, lush green space, BBQ and picnic area, plus secure underground parking and a separate storage unit for extra peace of mind. Condo fees include everything except electricity. Steps from the Killarney Rec Centre for your morning workout or swim, and just minutes to Mount Royal University, restaurants, shopping, transit and downtown—this is inner-city living at its best, surrounded by mature trees and community spirit. Don't miss your chance to own this rare top-floor loft in Killarney. Book your private viewing today!