



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

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       |
| Floors:     | Carpet, Ceramic Tile, Hardwood, Vinyl Plank |
| Roof:       | Clay Tile                                   |
| Basement:   | Finished, Full                              |
| Exterior:   | Stucco                                      |
| Foundation: | Poured Concrete                             |
| Features:   | Closet Organizers                           |

|            |          |
|------------|----------|
| Water:     | -        |
| Sewer:     | -        |
| Condo Fee: | \$ 400   |
| LLD:       | -        |
| Zoning:    | M-CG d72 |
| Utilities: | -        |

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.