

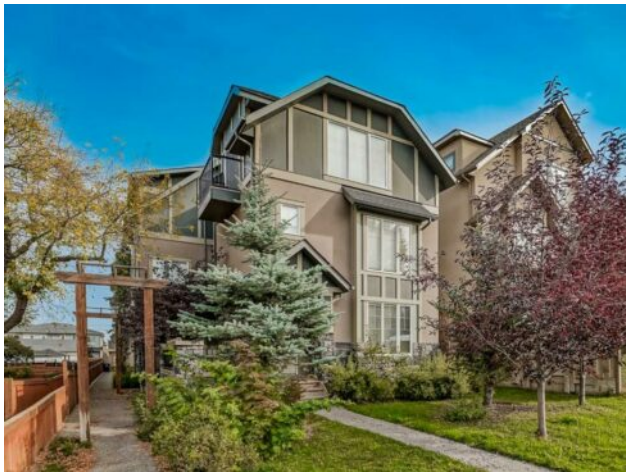


GRASSROOTS
REALTY GROUP

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2, 2416 30 Street SW
Calgary, Alberta

MLS # A2262340



\$685,000

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,999 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 375
Basement:	Finished, Full	LLD:	-
Exterior:	Veneer, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to your stylish new home in the heart of Killarney—a neighborhood loved for its tree-lined streets, boutique cafés, and quick downtown commute. This like-new 3-storey townhome combines modern design, premium finishes, and over 2,500 sq. ft. of living space designed for comfort and connection. Step inside and you’ll instantly feel the open, airy vibe—9-foot ceilings, a floor-to-ceiling stone fireplace, and custom built-ins create a perfect balance of warmth and sophistication. The kitchen is made for entertaining, featuring high-end stainless steel appliances with a gas range, quartz countertops, and a walk-in pantry that keeps everything organized and out of sight. Your main level patio—with a gas line for BBQ nights—adds an easy indoor-outdoor flow ideal for hosting friends. Upstairs, two generous bedrooms, a full bathroom, and a convenient laundry room make everyday living effortless. But the real showstopper is above it all—the third-level primary suite. This dreamy retreat spans over 600 sq. ft. with sun-filled windows, and a private balcony where you can unwind with your morning coffee or evening wine. The spa-inspired ensuite features a deep soaker tub, dual vanities, and a large walk-in shower—pure indulgence after a long day. The fully developed basement offers even more living space with a cozy family room, custom built-ins, electric fireplace, and a full bathroom—perfect for movie nights or a guest hideaway. Other thoughtful touches include a whole-home water filtration system, custom blinds, and garage parking. Located on a quiet street just steps from parks, shops, and transit, this home offers the perfect blend of upscale comfort and urban convenience. Whether you’re working downtown, grabbing brunch at Monogram, or hopping on your bike to Edworthy Park,

life in Killarney feels effortlessly connected.