



GRASSROOTS
REALTY GROUP

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2, 1919 30 Street SW
Calgary, Alberta

MLS # A2279417



\$614,900

Division:	Killarney/Glengarry		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,173 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Level, Paved		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	Full	LLD:	-
Exterior:	Cedar, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance		

Inclusions: N/A

Luxury in the Heart of Killarney Perfectly positioned on a tree-lined street directly across from the Killarney Aquatics Center and park, this sophisticated rear-unit townhome offers a premium blend of privacy and urban convenience. The main level features soaring 9' ceilings and quality engineered flooring throughout an inviting, open-concept floor plan. The centerpiece kitchen is designed for both style and utility, boasting quartz countertops, a central island, a full appliance package, and ample storage within extended-height cabinetry and a separate pantry. The living area, anchored by a cozy gas fireplace, flows effortlessly into the dining space, creating an ideal layout for daily living and entertaining. The upper level is thoughtfully configured with two primary bedrooms, each offering the convenience of its own private ensuite. The main primary suite includes a walk-in closet and a 4-piece ensuite with dual sinks. Downstairs, the fully developed basement provides valuable additional living space, featuring a large recreation room, a quiet private office, a well-appointed 4-piece bath, and dedicated laundry and storage area. Outside, the property features a single garage and a private outdoor area perfect for enjoying the vibrant neighborhood atmosphere. This home offers the rare opportunity to live just steps away from Killarney's local caf  s, boutique shops, and premier recreation facilities while maintaining the quiet retreat of a rear-positioned unit.