2, 2412 30 Street SW
Calgary, Alberta

MLS # A2282543

$435,000

Division:	Killarney/Glengarry
Type:	Residential/Five Plus
Style:	2 Storey
Size:	960 sq.ft.
Age:	1980 (46 yrs old)
Beds:	3
Baths:	2
Garage:	Stall
Lot Size:	-
Lot Feat:	See Remarks

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Clay Tile	**Condo Fee:**	$ 412
Basement:	Full	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-CG d72
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, See Remarks		

Inclusions:	N/A

Tucked away on a quiet, tree-lined street in Killarney, this beautifully maintained corner-unit townhome offers the rare combination of privacy, thoughtful upgrades, and genuine community living. With only ten residences in the complex, the atmosphere feels intimate and neighbourly. The main level is filled with natural west-facing light and has been tastefully refreshed with updated finishes, creating a warm and inviting space that feels immediately like home. The kitchen blends function and style with new appliances, while the adjacent living area is anchored by a wood burning fireplace perfect for cozy evenings. Patio doors open the space to your own private side yard, enhancing the natural flow of the home. Upstairs, you’ll find a bright and modern bathroom alongside comfortable bedrooms. The fully finished basement expands the home’s versatility, offering a third bedroom with shiplap detailing; ideal for guests, a home office, or extra lounge space. Comfort is elevated year round with central air conditioning. Owners also enjoy access to a shared community garden, reflecting a collaborative, pride of ownership mindset that defines this small complex. All of this is set within walking distance to the Westbrook C-Train Station, Killarney Aquatic & Recreation Centre, and the Killarney off leash dog park; making day to day life exceptionally convenient. This is a home that balances lifestyle, location, and community in one of Calgary’s most sought after inner city neighbourhoods.