



**GRASSROOTS**  
REALTY GROUP

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207, 2218 30 Street SW  
Calgary, Alberta

MLS # A2283742



**\$224,900**

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	562 sq.ft.	Age:	1982 (44 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Garage Door Opener, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	See Remarks, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Storage, Vinyl Windows		

**Inclusions:** Wall mounted TV, artificial turf and ambiance lights on balcony

This cute and updated unit is not to be missed - the owner has loved and cared-for this unit and made many updates such as: paint, door handles, lighting fixtures, bathroom updates, new fridge (2025), new washer/dryer (2024), and fireplace refacing! Key features include: Underground parking and extra storage space | Wood burning fireplace | Private West-facing balcony with artificial turf and ambiance lighting | Pet Friendly & quiet building on a quiet street close to transit and amenities | Common picnic and garden areas for outdoor enthusiasts | Condo Fees that include all utilities except electricity. Don't wait, this location doesn't usually boast many options. Especially not many options as cute and affordable as this! Get in touch with your favourite agent to schedule your showing today.