



308, 2218 30 Street SW
Calgary, Alberta

MLS # A2161399



\$259,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	865 sq.ft.	Age:	1982 (42 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Laminate Counters, Skylight(s), Storage, Vinyl Windows		

Inclusions: TV/Bracket in bedroom

Stop the car... and take look at this prime top-floor 2 bedroom corner suite + a LOFT and flooded with natural light coming from 2 skylights + HEATED underground parking. Throughout the main living areas you will find elegant hardwood floors and in the kitchen, new appliances, including a high-end electric dual oven stove with WIFI capability. The adjacent storage/ pantry also has a new in-suite washer and dryer . Everything about this home speaks attention to detail. You'll love the living room's vaulted ceilings corner and wood burning fire place which is perfect for curling up with a book on winter nights or enjoying the morning sunshine as it comes in the east facing vinyl windows. The 2 bedrooms are both a good size with ample closet space and the bathroom has a jetted tub with a granite banjo countertop. The loft is a big bonus for an excellent hobby or office /study space. With assigned heated and secured underground parking, a small storage space, site access to a community garden and a green space with a barbecue and a picnic table, this complex has so many extras. Killarney Courts welcomes Pets with board approval. This home is in an excellent location close to restaurants, cafes, and shopping centers and easy access to downtown. Don't delay call for your private viewing today.