



**303, 1939 30 Street SW**  
**Calgary, Alberta**

**MLS # A2185612**



**\$399,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	970 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 711
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Track Lighting		

**Inclusions:** Window coverings, BBQ

This charming top-floor condo in the desirable Killarney neighborhood offers a perfect blend of comfort and convenience. With 2 spacious bedrooms and 2 full bathrooms, this home is designed for modern living. The open-concept floor plan creates a seamless flow between the living, dining, and kitchen areas, making it ideal for both daily living and entertaining. The south-facing balcony is a standout feature, providing plenty of natural light and a sunny spot to relax outdoors. In-floor heating throughout the unit ensures warmth and comfort during Calgary's cooler months. Large windows enhance the airy, spacious feel of the home, while the well-equipped kitchen offers plenty of storage and modern finishes. The unit also comes with titled parking and assigned storage, adding to the convenience of urban living. The washer and dryer were both replaced in 2024, providing peace of mind with newer appliances. Located just minutes from local shops, restaurants, parks, and public transit, this condo is perfect for those seeking both style and convenience in one of Calgary's most sought-after communities. Don't miss the chance to make this beautiful, low-maintenance unit your new home.