



**308, 2218 30 Street SW
Calgary, Alberta**

MLS # A2195188



\$294,900

Division:	Killarney/Glengarry		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Multi Level Unit		
Size:	874 sq.ft.	Age:	1982 (43 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Enclosed, Garage Door Opener, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Radiant	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 721
Basement:	None	LLD:	-
Exterior:	Brick, Cedar, Composite Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Jetted Tub, Laminate Counters, No Animal Home, No Smoking Home, Skylight(s), Storage, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Wall Mounted TV		

OPEN HOUSES: Saturday Feb 22 from 1-3pm, and Sunday Feb 23 from 12-2pm. Don't miss out on this **TOP-FLOOR CORNER PENTHOUSE UNIT** apartment with vaulted ceilings, 2 full bedrooms, plus a **LOFT** area (3rd Bedroom perhaps?). Bonus features include in-suite laundry, underground parking, secure bike storage, and ample storage space. Discover quiet living in this beautifully updated and spacious apartment located in one of the city's most sought-after neighbourhoods, Killarney. This east-facing modern residence offers vaulted ceilings and two skylights, filled with natural light. The kitchen boasts stainless steel appliances, including a double oven and french door refrigerator. The generously-sized bedrooms feature large closets with closet organizers. If two bedrooms isn't enough, you could use the loft as a 3rd Bedroom, or enjoy it as an office. Enjoy your morning coffee under the skylights or by the fireplace, adorned by natural morning sunlight. Or, maybe you just want to enjoy a glass of wine while the wood burning fireplace creates a relaxing ambiance. Located just minutes from professional services, the Mount Royal University, restaurants, shopping, parks, Killarney Rec Centre, and public transportation, this apartment offers the perfect blend of inner-city living, comfort, style, and convenience. Killarney Recreation Centre is just one block North of this unit! Condo fees include all utilities except electricity. Contact us (or your favourite realtor) for a private showing today, before it's too late!