

**1913 30 Street #2, Calgary T3E 2L5**

MLS® #: **A2159585** Area: **Killarney/Glengarry** Listing Date: **08/22/24** List Price: **\$599,000**  
 Status: **Active** County: **Calgary** Change: **-\$26k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2015**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,156**  
 Low Sqft:  
 Ttl Sqft: **1,156**

DOM  
**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking  
 Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Lane, Low Maintenance Landscape**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco, Wood Frame, Wood Siding**  
 Heating: **Forced Air** Flooring: **Carpet, Hardwood, Tile**  
 Sewer: Ext Feat: **None** Water Source: **Poured Concrete**  
 Fnd/Bsmt:  
 Kitchen Appl: **Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>12`7" x 8`4"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`6" x 8`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`1" x 8`4"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`11" x 3`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>14`0" x 10`7"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>8`6" x 5`11"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`6" x 7`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>14`2" x 9`2"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>7`7" x 5`3"</b>	<b>Family Room</b>	<b>Lower</b>	<b>13`6" x 13`0"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`5" x 3`2"</b>	<b>Storage</b>	<b>Basement</b>	<b>6`9" x 6`5"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>8`4" x 6`9"</b>	<b>4pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 4`11"</b>

Condo Fee:  
**\$200**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1612843**

Remarks

Pub Rmks: **Experience inner city living at its finest in this stunning, modern townhome in the heart of Killarney. Dripping with style, this exquisite home is ideally located across from a park and aquatic center, and provides incredible access to downtown, the c-train, 17th Avenue and more. As you enter the home, you are greeted by a spacious entryway that provides you with your own landing with an expansive closet - perfect for greeting guests or preparing for your outdoor adventures. The open concept living space flows seamlessly and is perfect for entertaining and sufficiently sized for big groups, unlike the typical townhome. The main floor boasts spacious 9-foot ceilings, designer lighting, engineered hardwood floors, and exudes style and pride of ownership. The impressive kitchen features a spacious island with quartz countertops, tons of prep space, pendant lighting, bar seating, and is dripping with upgrades including a stylish subway tile backsplash, LED pot lighting, high end appliances, soft close cabinets and much more. Gather guests in the living room around the cozy gas fireplace with stylish tile surround and a mantle. Through a sliding glass door, the living room spills out onto the sizeable 110sqft west facing patio with natural gas hookups - perfect for unwinding on relaxing summer evenings. The main floor is finished off with a beautifully appointed powder room. Upstairs features two west facing primary bedrooms, each with their own ensuite bathrooms, and a massive walk-in closet. The spacious lower-level features also showcases high ceilings giving it an airy feel, unlike other townhomes. The basement is brilliantly laid out with multiple storage rooms, a large main living area, which is perfect a media space with room for a Murphy bed / pullout couch, and includes a beautiful 4-piece bathroom for guests. Avoid narrow three level living and choose this well appointed two-storey home that features exquisite style with modern, designer finishings, a tasteful colour palette, central A/C, and an extended length 24-foot-long garage that provides extra room for a car, bikes, toys and more. The storage space in this home and garage are unparalleled. This beautiful home has the style and location you deserve, and the self managed complex is well managed, enjoys low condo fees, and excellent neighbors.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX First**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



















