

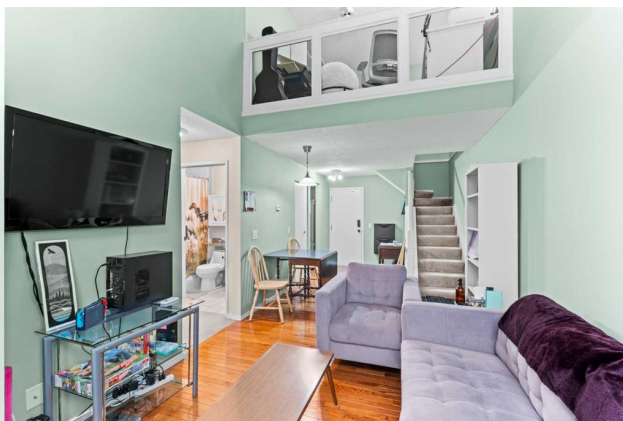


THE
A-TEAM

**RE/MAX
FIRST**

2218 30 Street #308, Calgary T3E 2L8

MLS® #: **A2161399** Area: **Killarney/Glengarry** Listing Date: **08/30/24** List Price: **\$259,900**
 Status: **Active** County: **Calgary** Change: **-\$10k, 18-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **1982**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area

Abv Sqft: **865**
 Low Sqft:
 Ttl Sqft: **865**

DOM

82
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

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

Access:

Lot Feat:
 Park Feat: **Assigned,Heated Garage,Parkade,Secured,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**
 Flooring: **Carpet,Hardwood,Tile**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings,Laminate Counters,Skylight(s),Storage,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	8`1" x 5`0"	Bedroom	Main	9`10" x 8`10"
Kitchen	Main	10`7" x 8`0"	Laundry	Main	7`2" x 5`2"
Living Room	Main	10`0" x 23`4"	Bedroom - Primary	Main	12`7" x 11`9"
Loft	Second	9`10" x 13`6"			

Legal/Tax/Financial

Condo Fee: **\$664** Title: **Fee Simple** Zoning: **M-C1**

Fee Freq:
Monthly

Legal Desc: **8310473**

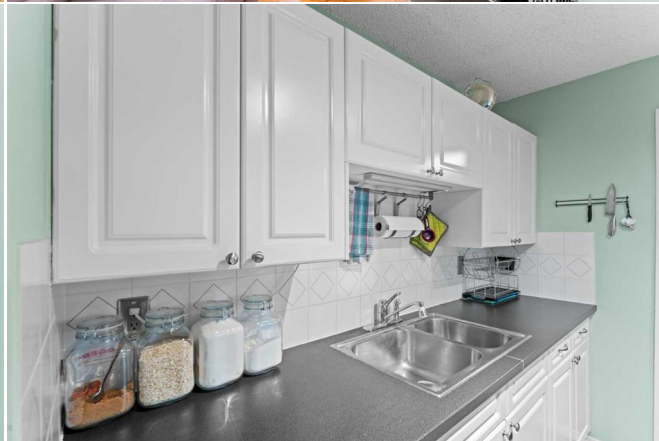
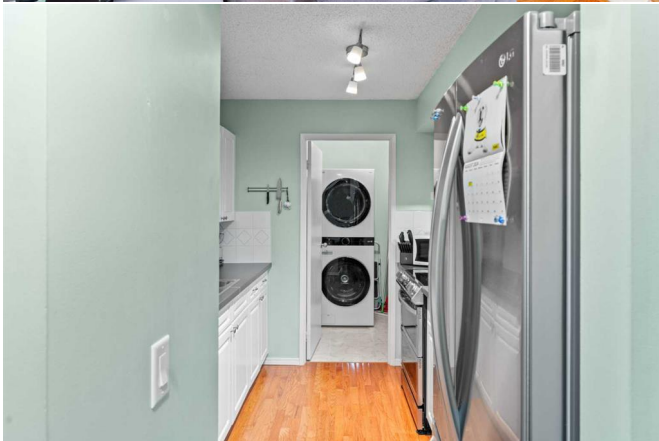
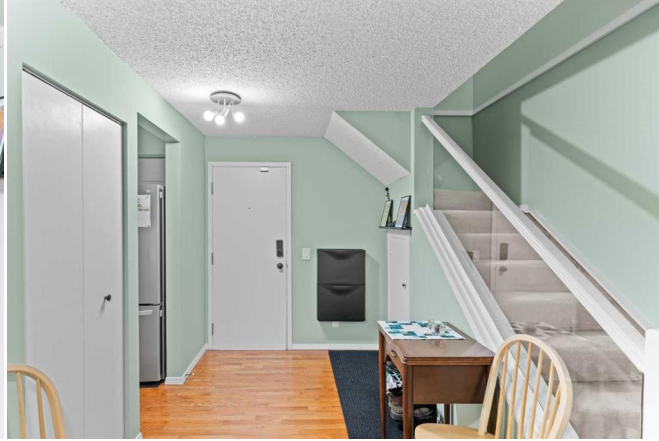
Remarks

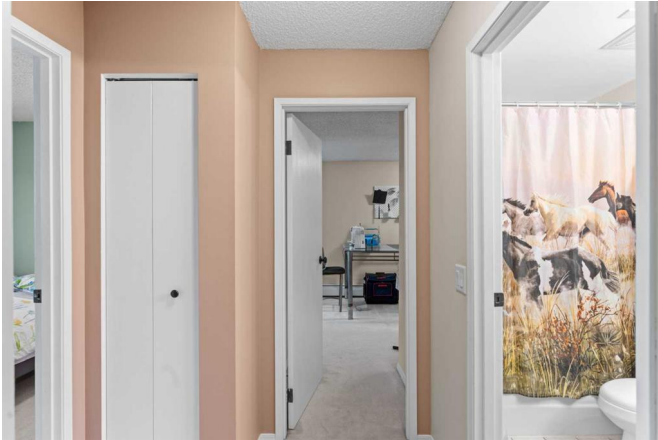
Pub Rmks: **Stop the car... and take look at this prime top-floor 2 bedroom corner suite + a LOFT and flooded with natural light coming from 2 skylights + HEATED underground parking. Throughout the main living areas you will find elegant hardwood floors and in the kitchen, new appliances, including a 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.**

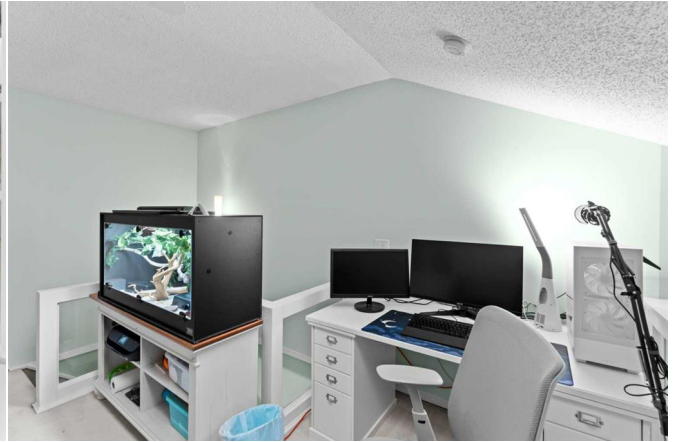
Inclusions: **TV/Bracket in bedroom**
Property Listed By: **RE/MAX House of Real Estate**

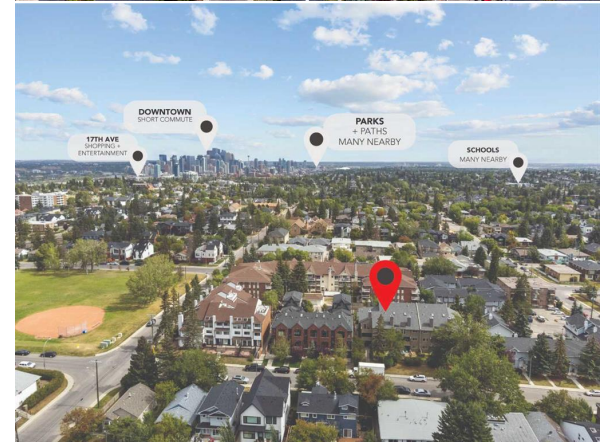
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











308-2218 30 St SW, Calgary, AB

Main Floor Exterior Area 791.20 sq ft
Interior Area 723.61 sq ft



0 3 6 ft

PREPARED: 2024/05/28



White regions are excluded from total floor area in GVADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

308-2218 30 St SW, Calgary, AB

1st Floor Exterior Area 180.33 sq ft
Interior Area 132.26 sq ft



0 2 4 ft

PREPARED: 2024/05/28



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