



THE
A-TEAM

**RE/MAX
FIRST**

2432 30 Street #4, Calgary T3E 2M9

MLS®#: **A2165926** Area: **Killarney/Glengarry** Listing Date: **09/26/24** List Price: **\$699,999**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2015**

Finished Floor Area

Abv Sqft: **1,757**
 Low Sqft:
 Ttl Sqft: **1,757**

DOM

22
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Few Trees,Interior Lot,Landscaped,Street Lighting**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Rain Gutters**

Construction: **Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Range,Range Hood,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	13`7" x 13`8"	Dining Room	Second	10`7" x 10`4"
Kitchen	Second	13`9" x 15`8"	Office	Second	8`11" x 9`8"
Bedroom - Primary	Third	14`5" x 13`9"	Bedroom	Third	9`9" x 9`10"
Bedroom	Third	9`8" x 10`1"	5pc Ensuite bath	Third	
4pc Bathroom	Third		2pc Bathroom	Second	

Legal/Tax/Financial

Condo Fee:
\$485

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d72

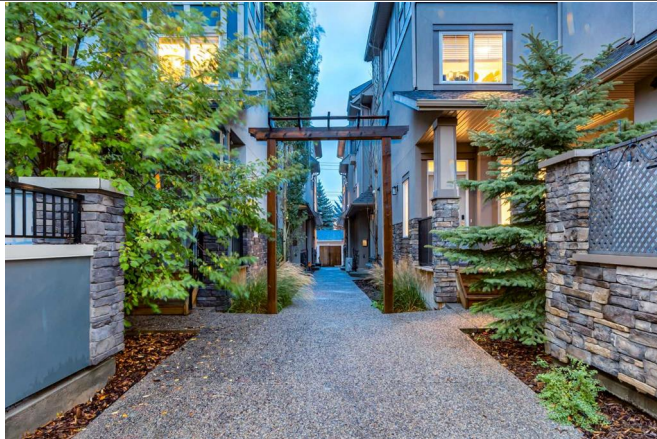
Legal Desc: **1610982**

Remarks

Pub Rmks: **Experience lock & leave modern living in the heart of Killarney with this stunning three-story home. Offering nearly 1,800 square feet of thoughtfully designed space, the open-concept main floor features elegant, engineered hardwood and soaring ceilings, creating a bright and inviting atmosphere. A floor-to-ceiling stone fireplace creates the focal point for relaxing and entertaining in your living room. The chef's kitchen is a culinary delight, equipped with quartz countertops, a large island, and ample storage, seamlessly connecting to the dining and living areas. Two private balconies provide perfect spots for morning coffee or evening relaxation. The luxurious primary suite on the top floor serves as a true retreat, boasting a 5-piece ensuite with double vanities, a soaking tub, and a spacious walk-in closet. Unique to this unit is direct access to the shared garage for added convenience. With air conditioning for those warm summer days, this home offers comfort year-round. Ideally situated just minutes from vibrant local shops, restaurants, parks and a short drive to downtown, this property embodies the perfect blend of luxury and inner-city living. Don't miss the opportunity to schedule your private showing today!**

Inclusions: **Fridge, A/C Unit.**
Property Listed By: **Coldwell Banker Mountain Central**

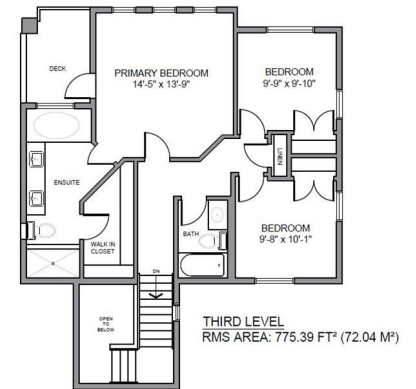
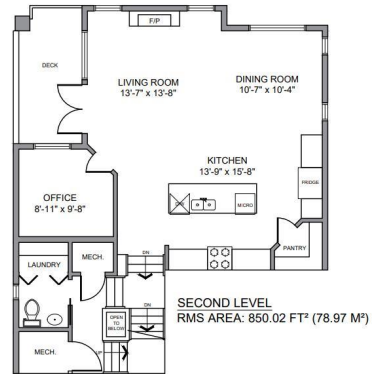
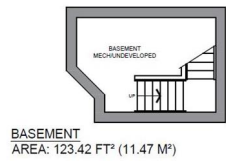
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

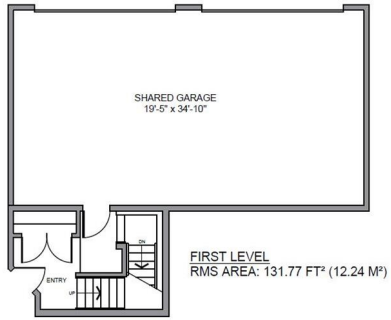












FIRST LEVEL
RMS AREA: 131.77 FT² (12.24 M²)