



THE
A-TEAM

**RE/MAX
FIRST**

2432 30 Street #4, Calgary T3E 2M9

MLS®#: **A2177037**

Area: **Killarney/Glengarry**

Listing Date: **11/02/24**

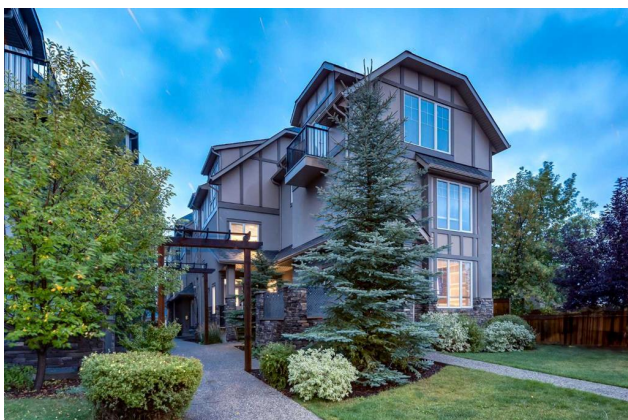
List Price: **\$699,999**

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: **1,916**
Low Sqft:
Ttl Sqft: **1,916**

DOM

19
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: **Few Trees,Low Maintenance Landscape,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
Living Room	Second	13`7" x 13`8"
Kitchen	Second	13`9" x 15`8"
Bedroom - Primary	Third	14`5" x 13`9"
Bedroom	Third	9`8" x 10`1"
4pc Bathroom	Third	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Second	10`7" x 10`4"
Office	Second	8`11" x 9`8"
Bedroom	Third	9`9" x 9`10"
2pc Bathroom	Second	0`0" x 0`0"
5pc Ensuite bath	Third	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee:
\$485

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG

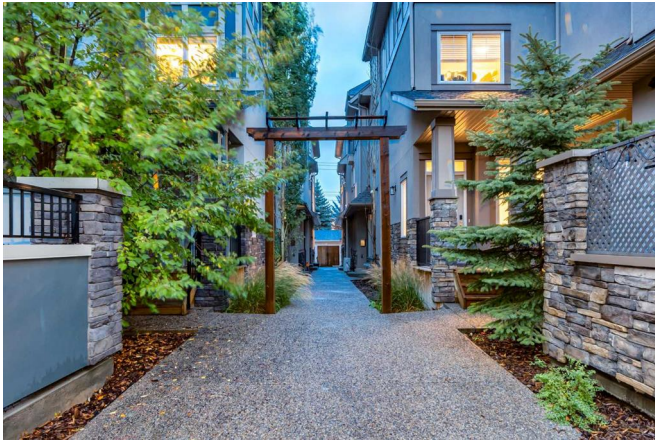
Legal Desc: **1610982**

Remarks

Pub Rmks: **Experience lock-and-leave modern living in the heart of Killarney with this stunning three-story home. Offering nearly 2,000 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 serves as 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 floor-to-ceiling cabinetry for ample storage, seamlessly connecting to the dining and living areas. Custom roll-away blinds add a touch of convenience and style throughout. 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. This lovingly maintained home also includes air conditioning for those warm summer days, ensuring comfort year-round. Ideally situated just minutes from vibrant local shops, restaurants, and parks, with 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:
Property Listed By: **eXp Realty**

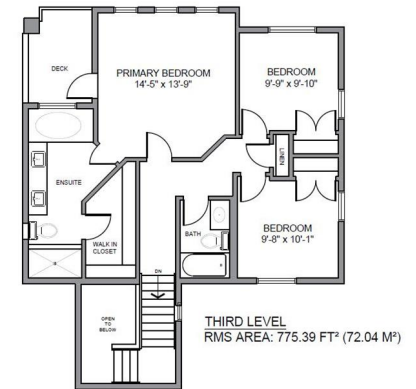
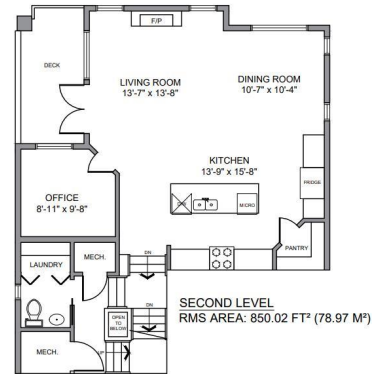
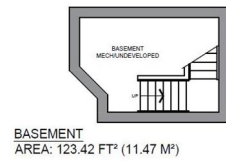
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

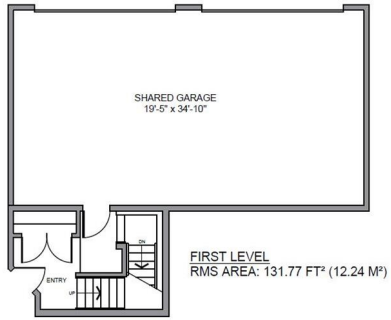












FIRST LEVEL
RMS AREA: 131.77 FT² (12.24 M²)