

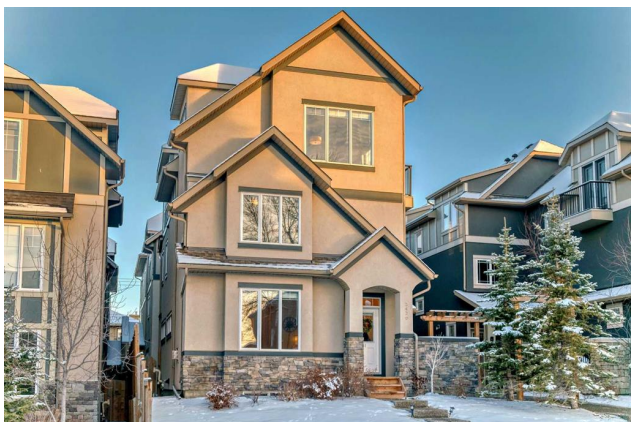


THE
A-TEAM

**RE/MAX
FIRST**

2420 30 Street #1, Calgary T3E2M1

MLS®#: **A2185175** Area: **Killarney/Glengarry** Listing Date: **01/07/25** List Price: **\$699,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2018**
Lot Information
 Lot Sz Ar:
 Lot Shape:

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Finished Floor Area
 Abv Sqft: **1,984**
 Low Sqft:
 Ttl Sqft: **1,984**

Access:
 Lot Feat: **Landscaped,Underground Sprinklers**
 Park Feat: **Single Garage Attached**

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

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stucco**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Water Heater,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer/Dryer**
 Int Feat: **Central Vacuum,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`5" x 4`3"	Living Room	Main	7`6" x 5`9"
Dining Room	Main	11`1" x 11`3"	Kitchen	Main	9`6" x 10`8"
2pc Bathroom	Main	6`0" x 4`11"	Bedroom	Second	14`2" x 14`0"
Nook	Second	6`4" x 6`4"	4pc Bathroom	Second	7`11" x 4`11"
Walk-In Closet	Second	7`0" x 5`11"	Laundry	Second	7`6" x 5`9"
Bedroom	Second	10`1" x 10`8"	Bedroom - Primary	Third	20`8" x 16`10"
Walk-In Closet	Third	12`5" x 6`2"	5pc Ensuite bath	Third	10`3" x 11`0"

Balcony **Third** **6`0" x 29`3"** Legal/Tax/Financial

Condo Fee: Title: Zoning:
\$365 **Fee Simple** **M-CG**
Fee Freq:
Monthly

Legal Desc: **1810061** Remarks

Pub Rmks: **Luxurious Killarney Townhome Welcome to this stunning Killarney townhome, ideally located on a peaceful street just minutes from the CTrain, downtown, shops, and restaurants. Offering over 1984.0 sq. ft. of refined living space, with an additional 500+ sq. ft. in the basement ready for your design inspiration, this home is a perfect blend of style and functionality. Upon entering, you'll be captivated by the bright, airy atmosphere created by large west-facing windows and 9' ceilings. The main floor boasts an open layout, featuring a beautiful stone fireplace, custom shelving, and gorgeous hardwood floors. The chef's kitchen is a dream, complete with stainless steel appliances, quartz countertops, a spacious island, gas range, large pantry, and ample storage. This home offers 3 spacious bedrooms, central air conditioning, and central vac - making it an ideal choice for a growing family or young professionals. After a busy day, retreat to the expansive master bedroom, where you'll enjoy serene views and a spa-inspired ensuite for ultimate relaxation. This home is a 10/10, offering the perfect balance of luxury and convenience - ideal for those seeking a low-maintenance, lock-and-go lifestyle. Don't miss out - book your private showing today!**

Inclusions: **none**
Property Listed By: **CIR Realty**

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





