

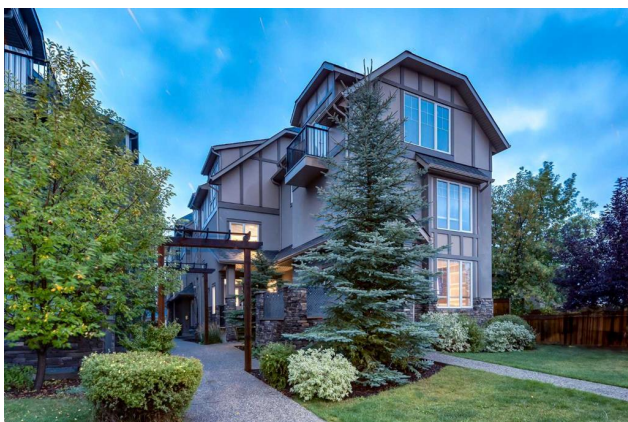


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2432 30 Street #4, Calgary T3E 2M9**

MLS®#: **A2185598** Area: **Killarney/Glengarry** Listing Date: **01/09/25** List Price: **\$690,000**  
 Status: **Pending** 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

**13**  
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	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"	2pc Bathroom	Second	0`0" x 0`0"
4pc Bathroom	Third	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**

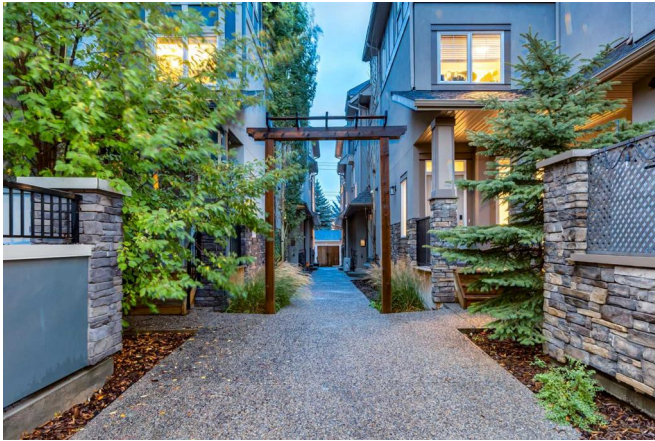
Legal Desc: **1610982**

Remarks

Pub Rmks: **OPEN HOUSE SATURDAY JANUARY 11TH 2:00PM-4:00PM. 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: **N/A**  
Property Listed By: **eXp Realty**

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







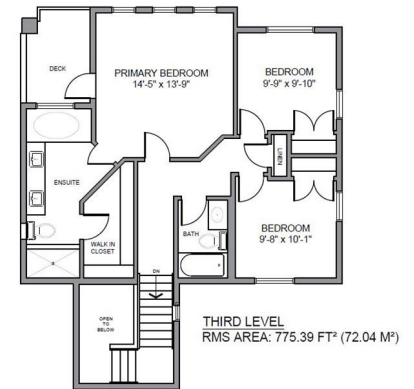
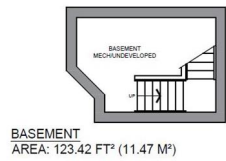


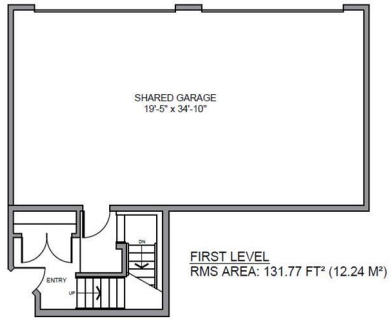












FIRST LEVEL  
RMS AREA: 131.77 FT<sup>2</sup> (12.24 M<sup>2</sup>)