

# \$799,900 - 2235 30 Street Sw, Calgary

MLS® #A2212787

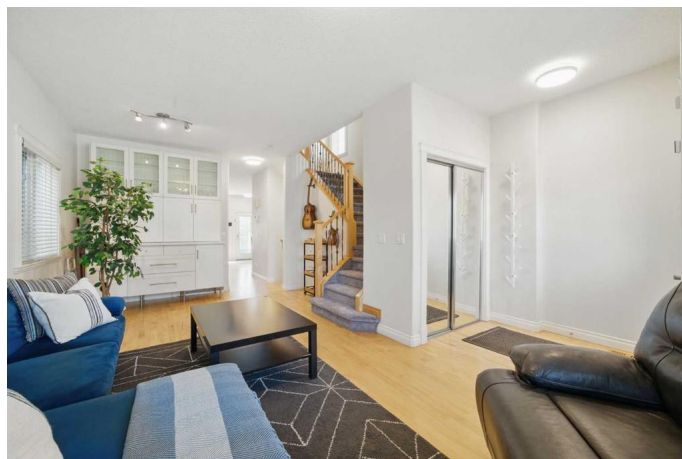
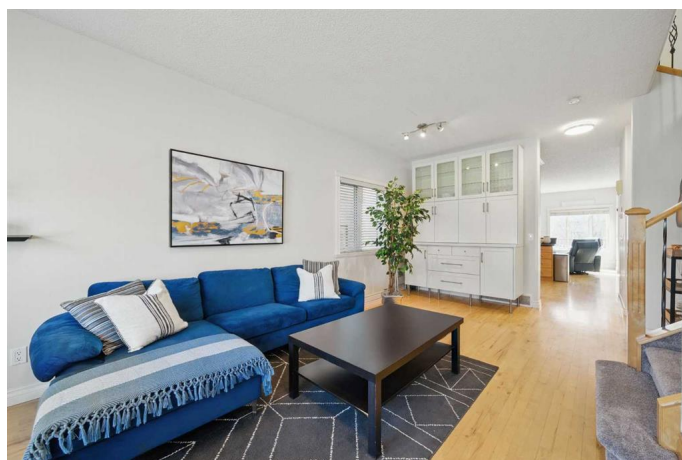
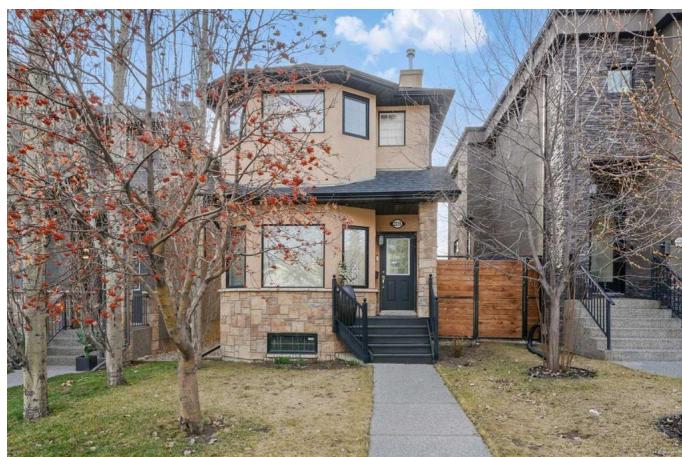
**\$799,900**

4 Bedroom, 4.00 Bathroom, 1,671 sqft

Residential on 0.07 Acres

Killarney/Glengarry, Calgary, Alberta

Fully finished and beautifully styled 4 bedroom detached home with a sunny west-facing backyard! Phenomenally located in a prime inner-city location on a quiet treelined street within walking distance to schools, the Killarney Aquatic & Rec Centre, endless 17th Ave amenities and the Westbrook LRT Station. Then come home to a quiet sanctuary with hardwood, laminate and tile floors (no carpet!), a neutral colour palette, updated bathrooms and 4 total bedrooms all with large walk-in closets. The bayed living room overlooks the street with a casually elegant vibe that invites you to sit back and unwind. Culinary exploration is encouraged in the well laid out kitchen featuring granite countertops, stainless steel appliances and a raised breakfast bar on the peninsula island. A cozy gas fireplace promotes relaxation in the adjacent family room with clear sightlines for unobstructed conversations. Designer lighting adorns the dining room creating a chic place to gather and entertain. Conveniently a handy powder room completes this level. The primary bedroom on the upper level is a true owner's retreat with a spacious layout, an expansive walk-in closet and a luxurious ensuite. Both additional bedrooms on this level are generously sized also with walk-in closets, sharing the updated 4-piece main bathroom. Upper level laundry further adds to your convenience. Gather in the rec room in the finished basement and connect over movie and games nights. A 4th bedroom and another



full bathroom are perfect for guests or a home office. The expansive full-width deck in the sunshine filled west-facing backyard entices casual barbeques and lazy weekends lounging while the kids and pets play in the grassy yard privately nestled behind the double detached garage. This exceptional home is in an outstanding location, perfect for your active lifestyle, walk to transit, schools, parks and recreation. Nearby are award-winning restaurants and diverse amenities, plus just a short drive or bike ride to the Bow River, trendy Marda Loop and downtown. Truly an unsurpassable location for this move-in ready home! Open house Friday 12-2.

Built in 2002

### **Essential Information**

MLS® #	A2212787
Price	\$799,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,671
Acres	0.07
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2235 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2L7

## Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

## Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	4
Zoning	R-CG

## Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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