

# \$679,900 - 4, 2420 30 Street Sw, Calgary

MLS® #A2216926

**\$679,900**

3 Bedroom, 3.00 Bathroom, 1,934 sqft  
Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

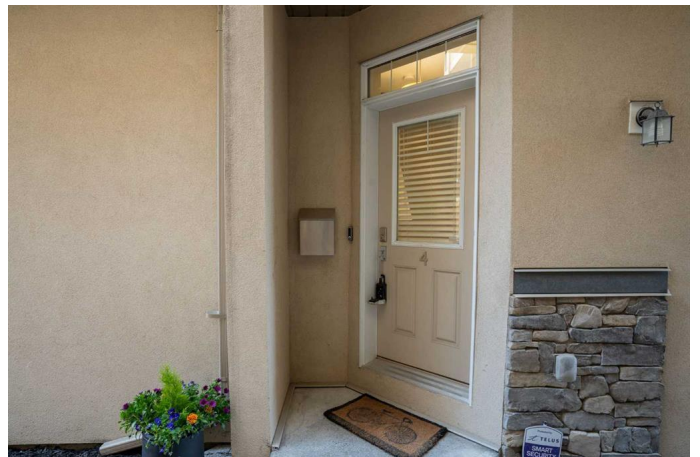
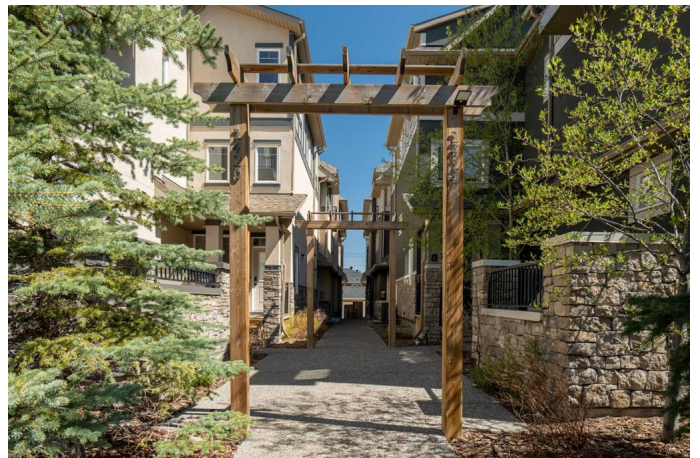
Welcome to this beautifully updated 3-bedroom, 2.5-bathroom townhome nestled in the highly sought-after inner-city neighbourhood of Killarney. With its unbeatable location, modern finishes, and functional layout, this home offers the perfect blend of urban convenience and refined comfort.

Step into the main living area and be greeted by 9-foot ceilings, multiple windows for extra light, a cozy gas fireplace, and a private balcony—ideal for entertaining or enjoying your morning coffee. The open-concept layout includes a spacious dining area that flows seamlessly into the living room, creating a warm and inviting atmosphere for gatherings or quiet evenings at home. The chef-inspired kitchen is a true showstopper, featuring quartz countertops, a gas stove, stunning glass tile backsplash, ceiling-height cabinetry, and ample space for culinary creativity.

Beautiful and resilient vinyl flooring runs throughout the main level, combining style with durability and easy maintenance.

A dedicated main floor office provides the perfect workspace for those who work from home, offering privacy and functionality without sacrificing style.

Upstairs, you'll find three generously sized bedrooms, including a spacious primary suite



designed to impress. Enjoy your own spa-like ensuite complete with dual vanities, a walk-in closet, and elegant finishes that provide a true retreat experience. A second balcony off the primary suite offers a quiet place to relax and unwind.

The basement level includes a large storage room, perfect for keeping seasonal items and extra belongings neatly tucked away.

A shared attached garage provides secure parking for one vehicle, and added convenience in this desirable inner-city location.

Situated within walking distance to everything you need—C-Train station, Killarney Aquatic & Recreation Centre, top-rated restaurants, cafes, and all neighbourhood amenities—this home perfectly balances inner-city living with a community-oriented lifestyle.

Killarney stands out as an ideal location for families, offering a blend of education, safety, recreational activities, and a vibrant community spirit. With diverse educational institutions, low crime rates, and an abundance of parks and community events, it fosters a nurturing environment for children. The area's strong sense of community, supported by active participation and neighbourhood networks, makes it the perfect choice for families seeking a connected and enriching lifestyle.

Don't miss this rare opportunity to live in a home that truly has it all—style, space, and an unbeatable location in one of Calgary's most cherished communities.

Contact us today to book your private showing!

Built in 2014

## Essential Information

MLS® #	A2216926
Price	\$679,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,934
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

## Community Information

Address	4, 2420 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M1

## Amenities

Amenities	Secured Parking
Parking Spaces	1
Parking	Alley Access, Garage Faces Rear, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Double Vanity, High Ceilings, No Animal Home, No Smoking Home, Quartz Counters, Soaking Tub, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Electric Water Heater
Heating	Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Insert, Stone
# of Stories	3
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 7th, 2025
Days on Market	7
Zoning	M-CG

## Listing Details

Listing Office	Royal LePage Benchmark
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