

308, 1939 30 Street SW  
Calgary, Alberta

MLS # A2210420



**\$400,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	846 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Urban living meets everyday comfort in this bright and stylish top-floor condo in Killarney. With park views, a smart layout, and an unbeatable location, this 2-bedroom unit offers the perfect balance of inner-city convenience and quiet residential charm. Step inside and you'll immediately appreciate the natural light pouring through the floor-to-ceiling windows in the living room, offering an open view of the green space just across the street. Whether you're enjoying a peaceful morning on your private east-facing balcony or watching the seasons change from your couch, this home delivers those little moments that make a big difference. The kitchen is well-equipped for cooking and entertaining with granite countertops, stainless steel appliances, and plenty of cabinet space. The open concept layout flows easily into the living and dining areas, making it easy to host friends or keep things relaxed and low key. The primary bedroom offers a generous walk-through closet that leads to a 4-piece ensuite, while the second bedroom is perfect for guests, roommates, or a dedicated work-from-home setup. Both bedrooms enjoy views of the park. Additional features include in-suite laundry, titled underground parking, and an assigned storage locker. You'll love the quiet building, which is also pet-friendly, offering a welcoming environment for both you and your furry friends. Located just a 2-minute walk from public transit and only 10 minutes to the C-Train, commuting is a breeze. All levels of schools are nearby, making this a fantastic option for families, students, or anyone looking for a long-term home in a connected community. You'll also enjoy being just steps from local shopping, caf  s, restaurants, and the Killarney Rec Centre. This is a great opportunity to get into a well-managed building in one of Calgary's most vibrant and accessible neighbourhoods. Let's get

your showing booked&mdash;this one won&rsquo;t last long!