\$435,000 - 2, 2412 30 Street Sw, Calgary

MLS® #A2261895

\$435,000

3 Bedroom, 2.00 Bathroom, 1,042 sqft Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to this charming 2-storey corner unit with a fully finished basement, on a quiet street in Killarney, thoughtfully updated both inside and out. Step into a bright west-facing main level with new paint, carpet, baseboards, and patio doors (2020). This updated kitchen has brand-new appliances (2025) and the living room features an updated hearth (2016) for the wood fireplace. Upstairs, this home has a newly renovated bathroom with a subway tile surround (2021). The basement adds extra living space with stylish shiplap walls (2021) leading into the 3rd bedroom and updated bathroom. Need more? This home even has central A/C (2018).

Outside, enjoy peace of mind with major upgrades, including a new roof (2023) and cement walkways (2025). With only ten units, the owners share a community garden to share, with a mentality that if you work together to contribute to the community, it will make it better for everyone. Also, front landscaping plans (\$20,000) have recently been approved with projected construction starting this fall (see concept designs in photos).

Located within walking distance to the Westbook C-Train Station, Killarney Aquatic & Recreation Centre and the fenced Killarney Off-Leash Dog Park, this home offers comfort, updates, and community living in one of Calgary's most desirable neighbourhoods.







Essential Information

MLS® # A2261895 Price \$435,000

Bedrooms 3
Bathrooms 2.00
Full Baths 2

Square Footage 1,042 Acres 0.00 Year Built 1980

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 2, 2412 30 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta
Postal Code T3E2M1

Amenities

Amenities Community Gardens, Snow Removal, Trash

Parking Spaces 1

Parking 220 Volt Wiring, Alley Access, Owned, Stall, Plug-In

Interior

Interior Features Closet Organizers

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer,

Window Coverings

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Living Room, Tile, Wood Burning, Mantle

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Balcony, Courtyard, Garden, Private Entrance, Private Yard

Lot Description Corner Lot
Roof Clay Tile
Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed October 3rd, 2025

Days on Market 14

Zoning M-CG d72

Listing Details

Listing Office Sotheby's International Realty Canada

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