

\$685,000 - 2, 2416 30 Street Sw, Calgary

MLS® #A2262340

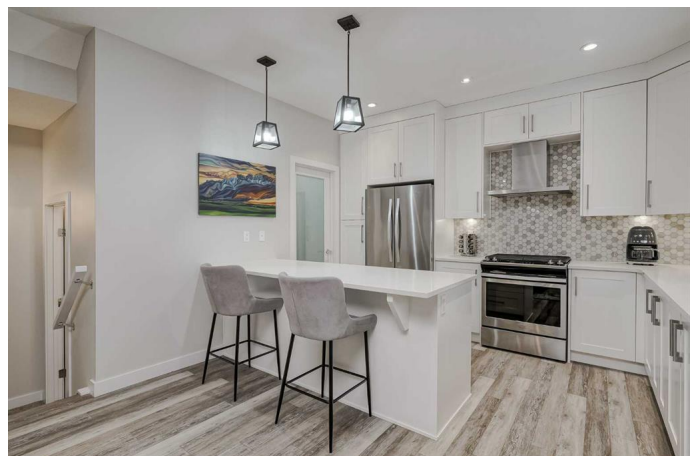
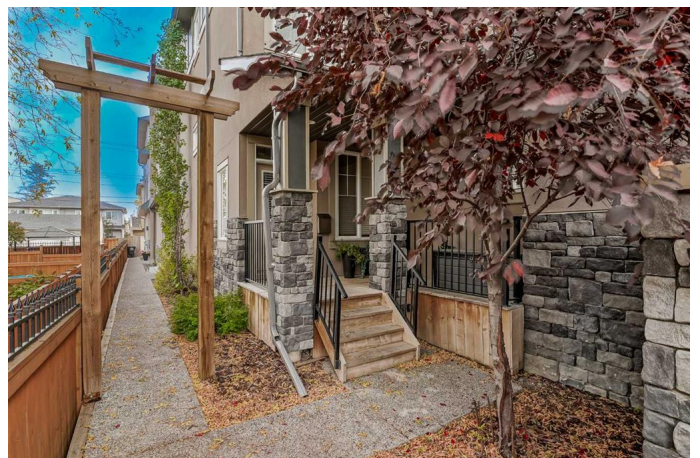
\$685,000

3 Bedroom, 4.00 Bathroom, 1,999 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your stylish new home in the heart of Killarney—a neighborhood loved for its tree-lined streets, boutique caf  s, and quick downtown commute. This like-new 3-storey townhome combines modern design, premium finishes, and over 2,500 sq. ft. of living space designed for comfort and connection. Step inside and you   ll instantly feel the open, airy vibe   9-foot ceilings, a floor-to-ceiling stone fireplace, and custom built-ins create a perfect balance of warmth and sophistication. The kitchen is made for entertaining, featuring high-end stainless steel appliances with a gas range, quartz countertops, and a walk-in pantry that keeps everything organized and out of sight. Your main level patio   with a gas line for BBQ nights   adds an easy indoor-outdoor flow ideal for hosting friends. Upstairs, two generous bedrooms, a full bathroom, and a convenient laundry room make everyday living effortless. But the real showstopper is above it all    the third-level primary suite. This dreamy retreat spans over 600 sq. ft. with sun-filled windows, and a private balcony where you can unwind with your morning coffee or evening wine. The spa-inspired ensuite features a deep soaker tub, dual vanities, and a large walk-in shower   pure indulgence after a long day. The fully developed basement offers even more living space with a cozy family room, custom built-ins, electric fireplace, and a full bathroom   perfect for movie nights or a guest hideaway. Other thoughtful touches include a



whole-home water filtration system, custom blinds, and garage parking. Located on a quiet street just steps from parks, shops, and transit, this home offers the perfect blend of upscale comfort and urban convenience. Whether you’re working downtown, grabbing brunch at Monogram, or hopping on your bike to Edworthy Park, life in Killarney feels effortlessly connected.

Built in 2014

Essential Information

MLS® #	A2262340
Price	\$685,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,999
Acres	0.00
Year Built	2014
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	2, 2416 30 Street Sw
Community	Killarney/Glengarry
Condo	Z-name Not Listed
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M1

Amenities

Amenities	None
Parking Spaces	1

Parking	Parkade
# of Garages	1

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Landscaped
Roof	Asphalt Shingle
Construction	Wood Frame, Veneer
Foundation	Poured Concrete

Additional Information

Date Listed	October 9th, 2025
Days on Market	6
Zoning	M-CG d72

Listing Details

Listing Office	eXp Realty
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