

\$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

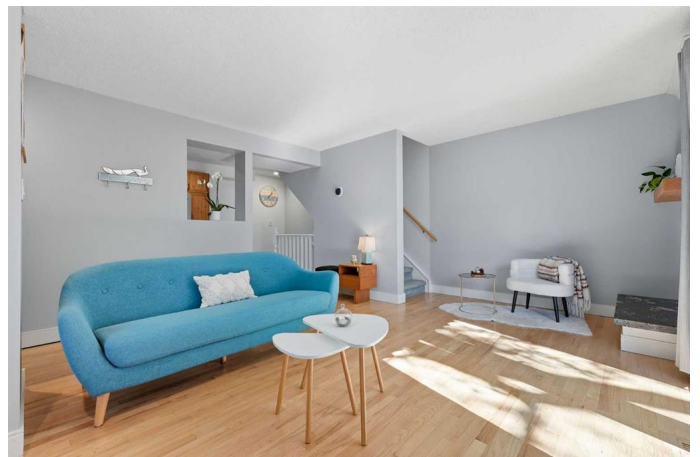
Killarney/Glengarry, Calgary, Alberta

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.

Built in 1980



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	12
Zoning	M-CG d72

Listing Details

Listing Office	Sotheby's International Realty Canada
----------------	---------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.