# \$980,000 - 3204 30 Street Sw, Calgary

MLS® #A2231686

# \$980,000

5 Bedroom, 2.00 Bathroom, 1,013 sqft Residential on 0.17 Acres

Killarney/Glengarry, Calgary, Alberta

This is a prime holding property situated on a rare 50x150 DC-R2 corner lot in the highly desirable inner-city community of Killarney. Offering a unique blend of small town charm and big-city convenience, this property is located on a quiet street, yet just moments from major routes like Crowchild Trail and the vibrant 17th Avenue.

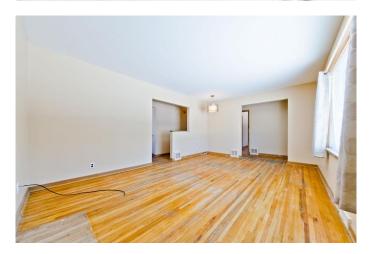
The home itself is well-maintained and features hardwood floors throughout the living room, kitchen, and bedrooms, along with large, bright windows that allow for abundant natural light. With 3 bedrooms, a clean, updated bathroom, fully legal lower suite and an upgraded electrical panel, this property offers flexible living options perfect for live-up, rent-down scenarios, or development.

You'll also find a double garage and enjoy the benefits of being across from a playground and elementary school, making this an ideal family-friendly location. Parks, recreation centres, and a variety of transportation options including bus stops and the LRT station are nearby. Enjoy close proximity to downtown, Richmond Plaza, Marda Loop, and the Calgary Farmer's Market – everything you need is within reach.

This is your chance to invest in one of Calgary's most sought-after communities. Call today to book your private viewing!







## **Essential Information**

MLS® # A2231686 Price \$980,000

Bedrooms 5
Bathrooms 2.00

Full Baths 2

Square Footage 1,013
Acres 0.17
Year Built 1952

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 3204 30 Street Sw Subdivision Killarney/Glengarry

City Calgary
County Calgary
Province Alberta

Postal Code T3E 2M7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

## Interior

Interior Features See Remarks

Appliances Dryer, Electric Stove, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None, Other

Has Basement Yes

Basement Finished, Full, Suite

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Corner Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed June 21st, 2025

Days on Market 2

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office The Real Estate District

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.