# \$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.

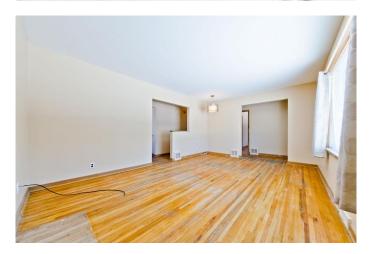
The home itself is well-maintained and features hardwood floors throughout the living room, kitchen, and bedrooms, along with large, bright windows that allow for abundant natural light. With 3 bedrooms, a clean, updated bathroom, fully legal lower suite and an upgraded electrical panel, this property 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 13

Zoning DC (pre 1P2007)

# **Listing Details**

Listing Office The Real Estate District

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