

3204 30 Street SW  
Calgary, Alberta

MLS # A2231686



\$980,000

Division: Killarney/Glengarry

Type: Residential/House

Style: Bungalow

Size: 1,013 sq.ft. Age: 1952 (73 yrs old)

Beds: 5 Baths: 2

Garage: Double Garage Detached

Lot Size: 0.17 Acre

Lot Feat: Back Yard, Corner Lot

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full, Suite

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: DC (pre 1P2007)

Utilities: -

Inclusions: 2nd Refrigerator, 2nd Stove, Shed

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!