

**105, 1939 30 Street SW**  
**Calgary, Alberta**

**MLS # A2176390**



**\$390,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2008 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Heated Garage, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 669
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, High Ceilings, No Animal Home, Open Floorplan, Pantry		

**Inclusions:** N/A

This stunning, south-facing corner condo in Calgary's sought-after Killarney/Glengarry neighbourhood offers the perfect blend of style and convenience. Boasting 2 spacious bedrooms and 2 modern bathrooms, this residence is flooded with natural light, highlighting the open-concept layout that seamlessly integrates living, dining, and entertaining spaces. The contemporary kitchen is a chef's dream, featuring sleek stainless steel appliances, granite countertops, ample cabinetry, and an inviting breakfast bar. The primary suite serves as a private retreat, complete with an en-suite bathroom and walk-in closet, while the second bedroom is equally as inviting. Two titled parking stalls! Allowing you to keep both vehicles warm and toasty in the underground heated parkade during Calgary winters! While easy access to public transit, lush parks, and trendy downtown hotspots make this condo an ideal choice for vibrant, urban living. This pet friendly, 9' ceiling, sun soaked condo is waiting for you to call it home! Check out the virtual walkthrough for more!