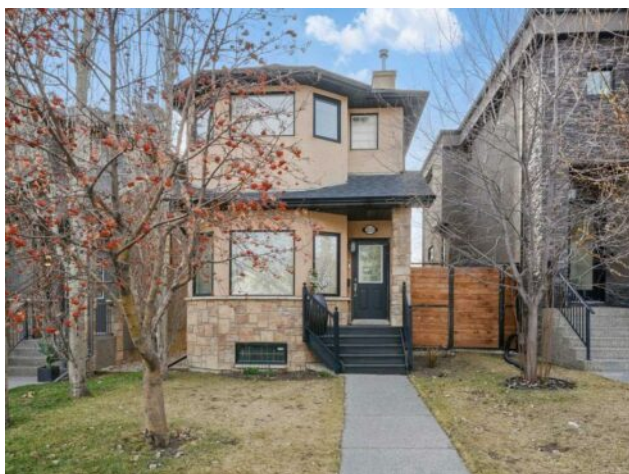


**2235 30 Street SW**  
**Calgary, Alberta****MLS # A2212787****\$799,900**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,671 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas**Floors:** Hardwood, Laminate, Tile**Roof:** Asphalt Shingle**Basement:** Finished, Full**Exterior:** Stone, Stucco, Wood Frame**Foundation:** Poured Concrete**Features:** Breakfast Bar, Built-in Features, Ceiling Fan(s), Granite Counters, Low Flow Plumbing Fixtures, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-CG**Utilities:** -**Inclusions:** NONE

Fully finished and beautifully styled 4 bedroom detached home with a sunny west-facing backyard! Phenomenally located in a prime inner-city location on a quiet treelined street within walking distance to schools, the Killarney Aquatic & Rec Centre, endless 17th Ave amenities and the Westbrook LRT Station. Then come home to a quiet sanctuary with hardwood, laminate and tile floors (no carpet!), a neutral colour palette, updated bathrooms and 4 total bedrooms all with large walk-in closets. The bayed living room overlooks the street with a casually elegant vibe that invites you to sit back and unwind. Culinary exploration is encouraged in the well laid out kitchen featuring granite countertops, stainless steel appliances and a raised breakfast bar on the peninsula island. A cozy gas fireplace promotes relaxation in the adjacent family room with clear sightlines for unobstructed conversations. Designer lighting adorns the dining room creating a chic place to gather and entertain. Conveniently a handy powder room completes this level. The primary bedroom on the upper level is a true owner's retreat with a spacious layout, an expansive walk-in closet and a luxurious ensuite. Both additional bedrooms on this level are generously sized also with walk-in closets, sharing the updated 4-piece main bathroom. Upper level laundry further adds to your convenience. Gather in the rec room in the finished basement and connect over movie and games nights. A 4th bedroom and another full bathroom are perfect for guests or a home office. The expansive full-width deck in the sunshine filled west-facing backyard entices casual barbeques and lazy weekends lounging while the kids and pets play in the grassy yard privately nestled behind the double detached garage. This exceptional home is in an outstanding location, perfect for your active lifestyle, walk to

transit, schools, parks and recreation. Nearby are award-winning restaurants and diverse amenities, plus just a short drive or bike ride to the Bow River, trendy Marda Loop and downtown. Truly an unsurpassable location for this move-in ready home! Open house Friday 12-2.