

# \$685,000 - 2, 2416 30 Street Sw, Calgary

MLS® #A2262340

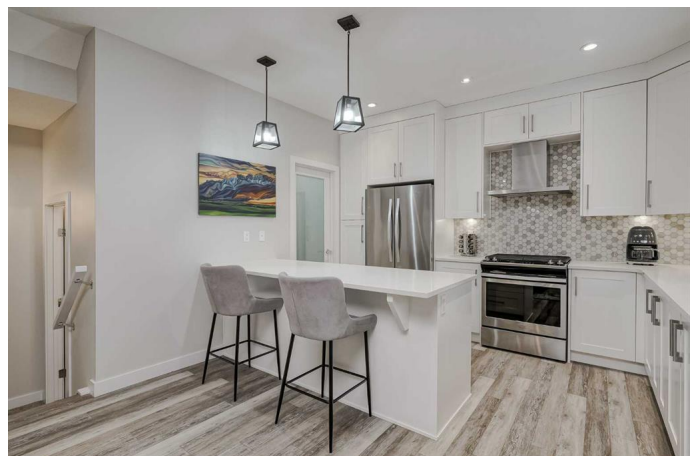
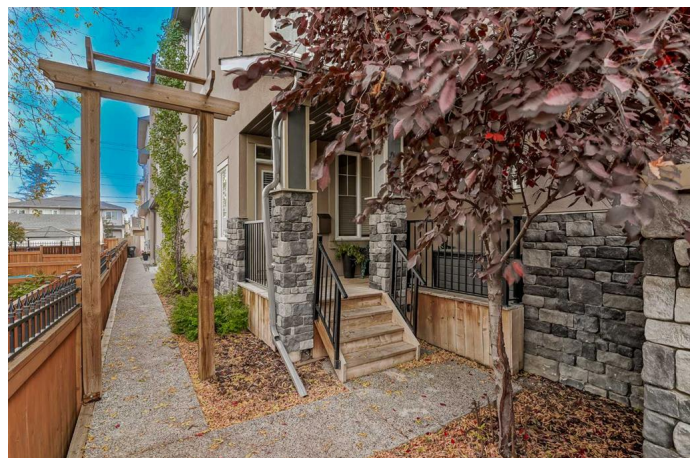
**\$685,000**

3 Bedroom, 4.00 Bathroom, 1,999 sqft

Residential on 0.00 Acres

Killarney/Glengarry, Calgary, Alberta

Welcome to your stylish new home in the heart of Killarney—a neighborhood loved for its tree-lined streets, boutique caf  s, and quick downtown commute. This like-new 3-storey townhome combines modern design, premium finishes, and over 2,500 sq. ft. of living space designed for comfort and connection. Step inside and you   ll instantly feel the open, airy vibe   9-foot ceilings, a floor-to-ceiling stone fireplace, and custom built-ins create a perfect balance of warmth and sophistication. The kitchen is made for entertaining, featuring high-end stainless steel appliances with a gas range, quartz countertops, and a walk-in pantry that keeps everything organized and out of sight. Your main level patio   with a gas line for BBQ nights   adds an easy indoor-outdoor flow ideal for hosting friends. Upstairs, two generous bedrooms, a full bathroom, and a convenient laundry room make everyday living effortless. But the real showstopper is above it all    the third-level primary suite. This dreamy retreat spans over 600 sq. ft. with sun-filled windows, and a private balcony where you can unwind with your morning coffee or evening wine. The spa-inspired ensuite features a deep soaker tub, dual vanities, and a large walk-in shower   pure indulgence after a long day. The fully developed basement offers even more living space with a cozy family room, custom built-ins, electric fireplace, and a full bathroom   perfect for movie nights or a guest hideaway. Other thoughtful touches include a



whole-home water filtration system, custom blinds, and garage parking. Located on a quiet street just steps from parks, shops, and transit, this home offers the perfect blend of upscale comfort and urban convenience. Whether you’re working downtown, grabbing brunch at Monogram, or hopping on your bike to Edworthy Park, life in Killarney feels effortlessly connected.

Built in 2014

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2262340      |
| Price          | \$685,000     |
| Bedrooms       | 3             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,999         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 2, 2416 30 Street Sw |
| Subdivision | Killarney/Glengarry  |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T3E 2M1              |

**Amenities**

|                |         |
|----------------|---------|
| Amenities      | None    |
| Parking Spaces | 1       |
| Parking        | Parkade |

# of Garages 1

## Interior

Interior Features Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Has Basement Yes

Basement Finished, Full

## Exterior

Exterior Features Lighting, Private Yard

Lot Description Back Lane, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Veneer

Foundation Poured Concrete

## Additional Information

Date Listed October 9th, 2025

Days on Market 5

Zoning M-CG d72

## Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.