

**3204 30 Street SW**  
**Calgary, Alberta**

**MLS # A2231686**



**\$980,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,013 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	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!