

\$980,000 - 3204 30 Street Sw, Calgary

MLS® #A2231686

\$980,000

5 Bedroom, 2.00 Bathroom, 1,013 sqft
Residential on 0.17 Acres

Killarney/Glengarry, Calgary, Alberta

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!



Built in 1952

Essential Information

MLS® #	A2231686
Price	\$980,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,013
Acres	0.17
Year Built	1952
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3204 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M7

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None, Other
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	None
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Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 21st, 2025
Days on Market	20
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	The Real Estate District
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