

# \$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	1
Zoning	DC (pre 1P2007)

### **Listing Details**

Listing Office	The Real Estate District
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