

**207, 1939 30 Street SW**  
**Calgary, Alberta**

**MLS # A2308756**



**\$343,000**

<b>Division:</b>	Killarney/Glengarry		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	762 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 552
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, No Smoking Home, Open Floorplan		

**Inclusions:** Blinds

Step inside this bright and spacious home where comfort meets innovated design. Outstanding kitchen layout with loads of counter space including a sit up granite counter eating bar. Enjoy simple at home cooking or entertain a crowd this kitchen will not disappoint. Spacious living and dining room offer great use options. Enjoy the peacefulness of a warm day on the west facing balcony overlooking green space. The primary bedroom is a great size and has a step in closet with plenty of room. The second bedroom can be just that or use it as a den, dining room or anything else you desire. Ensuite laundry is off the main bathroom and has some storage too. Underground parking and storage all in a fabulous location just off 17th Avenue. Right across the street is Killarney Pool. This quaint pet friendly building is a wonderful place to call home.