

3212 30 Street SW
Calgary, Alberta**MLS # A2343283****\$799,000**

Division:	Killarney/Glengarry		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,038 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Alley Access, Double Garage Detached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private, Rectan		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Concrete, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters		

Inclusions: garden shed

JUST LISTED- OPEN HOUSE SUNDAY NOV. 1St. 2 p.m. – 3:30 p.m. Terrific BUNGALOW in coveted Inner-City Community of Killarney. Located steps to a large park & exuding great Curb Appeal with the charming Covered Front Veranda. Awesome Interiors offer over 2000 sq ft of total developed Updated Living space. Desirable Flat Paint Grade Ceilings + Hardwood Floors grace the OPEN PLAN Main Floor. Enjoy cooking + entertaining in your Kitchen with ceiling Height Cabinetry, Granite Counters, Breakfast Bar & Stainless Appliances. Gas Fireplace of the generous sized Great Room can be appreciated while Dining at your custom-built table + seating area. Relish treed backyard views from patio doors/windows of the Primary Bedroom as well as the Secondary Bedroom, both featuring Built-In Closet Storage. Main floor Bathroom UPDATED to incorporate beautiful seamless Walk In Shower. Fully developed Lower Level with IN -FLOOR HEAT presents more wonderful living space with a huge Rec Room/ Games area, exceptional Gym/Fitness/ Office, 2 additional Bedrooms + Full Bath + Laundry. Fabulous DECK running full length across back of home & leads to the amazing Flat, Fully Fenced back yard with mature landscaping. Double Garage is Oversized with bonus adjoining parking space for an Extra Vehicle. Fantastic Lot size of approx. 35 ft frontage X 150 Ft. Deep! Additional Highlights include: Newer Lovely Window Coverings, Newer A/C, Security System. Roof + Heating system approx. 13 yrs old. Garage shingles approx. 3 yrs., low maintenance exterior. Ideal for singles, couples or small families to relish. Close to parks, shopping + amenities + Quick access to Downtown. Call today for your private viewing!