

\$649,900 - 4, 2428 30 Street Sw, Calgary

MLS® #A2260796

\$649,900

3 Bedroom, 3.00 Bathroom, 2,006 sqft

Residential on 0.14 Acres

Glenbrook, Calgary, Alberta

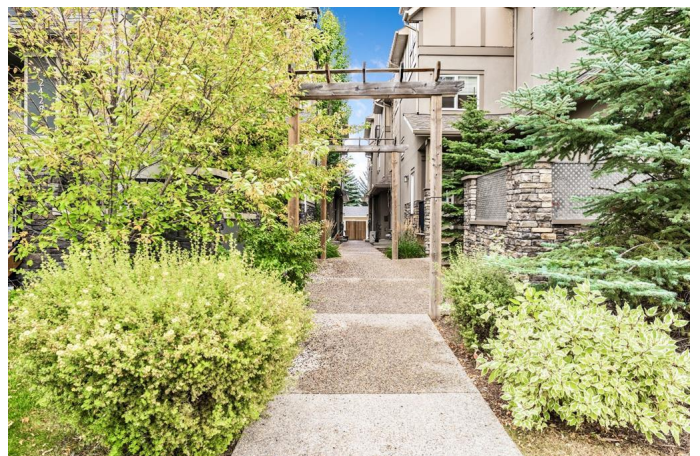
*****OPEN HOUSE SATURDAY October 4TH

- 3 pm-5pm *****A rare opportunity to live in a

luxurious end unit townhome on a quiet street offering over 2000 sq ft in the One of

Calgary's most desirable inner-city neighborhoods Killarney. This immaculate home has plenty of upgrades; 9'™

knockdown ceilings, gleaming hardwood floors, upgraded plumbing fixtures, Hunter Douglas blinds, stone counters, custom closets, fresh paint, the comforts of air conditioning and a concrete wall separating you and the one neighbor. Head down the courtyard to unit 4 where you are greeted by a large front foyer and convenient direct access to the heated garage. This space was intentionally designed to be on its own separate level as a drop zone and to keep the mud and mess down and away. Upstairs is flooded with natural light. The massive chef inspired kitchen is a focal point with slow close cabinets that reach to the ceiling, built in wine rack, undercabinet lights, premium SS appliances (including a gas range) and chimney hood fan, an expansive 10-foot island with gorgeous quartz counters, timeless tile backsplash and a large corner pantry for additional storage. Perfect for entertaining the kitchen looks onto the spacious dining room and inviting living room showcasing a gas fireplace with stone detail. Off the living room is a large, covered patio and office perfect for those who work from home, or as a playroom. The powder room is tucked away on its on



separate level for privacy and includes side by side laundry with cabinets to keep you organized. On the upper level are two well sized bedrooms one with downtown VIEWS, a 4pc main bath and the primary retreat. This generous sized primary is a true sanctuary with its own private patio a massive walk-in closet and a spa inspired ensuite Including dual sinks, a large soaker tub, and fully tiled shower with 10 mm glass. Beyond Home you will love the lifestyle. Only minutes away from downtown, close to parks, shops, restaurants, schools, the rec center, bow river path system, shaganappi golf course and ctrain! Providing endless opportunities for work and play. If you have been searching for a home that balances luxury with livability in an unbeatable location schedule your private tour today!

Built in 2012

Essential Information

MLS® #	A2260796
Price	\$649,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,006
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey, Side by Side
Status	Active

Community Information

Address	4, 2428 30 Street Sw
Subdivision	Glenbrook
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T3E 2M1

Amenities

Amenities	Other, Parking, Secured Parking, Snow Removal, Trash
Parking Spaces	2
Parking	Heated Garage, Single Garage Attached, Shared Driveway
# of Garages	1

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony, BBQ gas line, Other
Lot Description	Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Zoning	M-CG d72

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.