

\$899,900 - 3232 30 Street Sw, Calgary

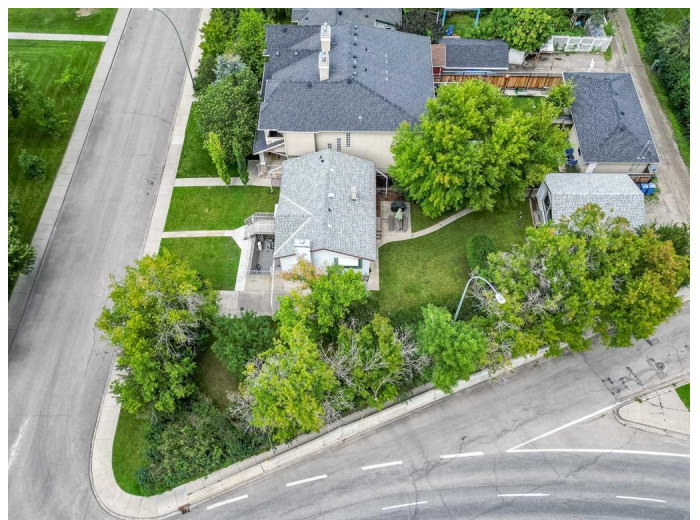
MLS® #A2246234

\$899,900

4 Bedroom, 2.00 Bathroom, 910 sqft
Residential on 0.24 Acres

Killarney/Glengarry, Calgary, Alberta

Discover an exceptional investment opportunity in Calgary's coveted Killarney community, where small-town charm meets urban convenience. This well-maintained home sits on an impressive 10,344 square foot corner lot, offering nearly a quarter-acre of prime development potential with Direct Control zoning. The main floor welcomes you with a bright living room featuring a cozy gas fireplace, complemented by large windows that flood the space with natural light. The spacious kitchen flows seamlessly into the living areas, while two comfortable bedrooms and main floor laundry add convenience to daily life. Below, the legal basement suite provides tremendous flexibility with two additional bedrooms, a family room anchored by a second gas fireplace, full bathroom, and separate laundry facilities. This self-contained basement creates ideal live-up, rent-down opportunities or serves as perfect guest accommodation. The property includes a substantial double garage measuring 24 by 22 feet, providing ample storage and workspace. The massive lot presents exciting redevelopment possibilities for the future, making this a smart long-term investment in one of Calgary's most desirable inner-city neighborhoods. Location advantages abound with proximity to major transportation routes including Crowchild Trail and the vibrant 17th Avenue corridor. Families will appreciate the nearby playground and elementary school, while parks, recreation centers, and public



transit including Light Rail Transit stations ensure easy connectivity throughout the city. Downtown Calgary, Richmond Plaza, Marda Loop, and the Calgary Farmer's Market are all easily accessible, placing urban amenities within reach while maintaining the peaceful residential atmosphere that makes Killarney so sought-after.

Built in 1954

Essential Information

MLS® #	A2246234
Price	\$899,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	910
Acres	0.24
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	3232 30 Street Sw
Subdivision	Killarney/Glengarry
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3E 2M7

Amenities

Parking Spaces	3
Parking	Double Garage Detached, Carport
# of Garages	2

Interior

Interior Features	No Smoking Home, Storage
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Fire Pit, Private Yard, Storage
Lot Description	Back Lane, Corner Lot, Landscaped, Lawn, Level, Irregular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	2
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX Landan Real Estate
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