



2412 30 Street 8 Calgary AB

\$319,999

TERRIFIC VALUE! Offering over 1100 sq feet of living space, this upgraded townhouse in popular Kilarney is ready for you to move in and enjoy! You'll love relaxing in your own private, fenced yard with south exposure providing all-day sun. Pets are allowed with board approval - your dog will love living here too! The functional main floor plan features a front living room with large sliding door to your yard and cozy wood-burning fireplace. The updated kitchen features quartz counters, tile backsplash, and dishwasher. Upstairs are 2 spacious bedrooms and a full bathroom. The fully-developed lower level features a family room and two-piece bathroom, plus laundry room and storage. Walk to the Killarney Pool and Rec Center in 8 minutes, 15 minute walk to the Westbrook LRT station, and close to many coffee shops, restaurants, & pubs. Many upgrades throughout complex incl new windows, roof, fences, & sidewalks. Well-managed complex and a reasonable condo fee of only \$294/mo. YOU'LL LOVE LIVING HERE!



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