2207 30 Street SW

Calgary | Active | MLS® A2359466

$699,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**1991**	**1,738 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bamber Realty LTD.

A closer look

Beautifully updated and filled with natural light, this welcoming 4-bedroom home combines comfortable living spaces with thoughtful improvements and an unbeatable inner-city location. New windows, new doors, upgraded insulation, Hunter Douglas Blinds, Ecobee smart thermostat, a new hot water tank and a new heat pump for cooling & heating add everyday comfort, while updated flooring, a neutral colour palette and modern lighting bring a fresh feel throughout. An elegant arched opening introduces the bright kitchen, where updated countertops, a centre island with breakfast bar seating and a sunny breakfast nook with oversized windows make everyday meals a pleasure. The inviting living room centres around a cozy gas fireplace, with expansive windows overlooking the backyard. Adjacently, the dining area connects to the kitchen through a convenient pass-through window, making entertaining and serving meals effortless. A powder room completes the main level. Upstairs, the spacious primary retreat boasts additional windows, a large walk-in closet and a private ensuite boasting an indulgent jetted soaker tub for a relaxing dip at the end of the day. Two additional bedrooms, an updated 4-piece bathroom and the convenience of upper-level laundry round out this floor. The fully finished basement adds plenty of flexibility with a generous rec room for movie nights and games, plus space for exercise equipment or a play area. A separate den works perfectly as a home office or hobby room, while a 4th bedroom, 3-piece bathroom and ample storage complete the lower level. Outside, the west-facing backyard is ready for summer afternoons with a full-width deck for barbecues, outdoor dining and relaxing in the sunshine. Grassy space leaves room for kids and pets to play, and parking is well accommodated by a single detached garage and covered carport. Just 2 doors down from a park and a 5-minute walk to the Killarney Aquatic & Recreation Centre, this location puts recreation close to home. Nearby schools, shopping and restaurants add convenience, while access to the West LRT line, Crowchild Trail and 17th Avenue makes commuting and exploring the city easy. With its inviting layout, extensive updates and fantastic location, this is a home with so much to love.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2359466
Bedrooms	4
Bathrooms	4
Year Built	1991
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,738 sq. ft.
Main Level Finished Area:	937.59 sq. ft.
Upper Level Finished Area:	800.89 sq. ft.
Below Grade Finished Area:	856.82 sq. ft.
Acreage:	No
Lot Area:	3,605 sq. ft.
Lot Frontage:	30'1½"
Front Exposure:	East
Levels:	Two
Total Rooms Above Grade:	7
Year built:	1991 (Age: 35)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	9011654
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Wood, Preserved Wood
New Constr.:	No
Construction Material:	Stucco, Wood Frame

Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Laminate, Tile
Cooling:	Heat Pump
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	1
Parking:	Carport, Single Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Killarney/Glengarry
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Water Softener, Window Coverings
Inclusions:	New Heat Pump (cooling), New Hot Water Tank
Restrictions:	None Known
Main Floor	Foyer · 13'7" × 7'6" ·
Main Floor	Kitchen · 18'2" × 13' ·
Main Floor	Dining Room · 18'10" × 8'3" ·
Main Floor	Living Room · 16'10" × 16' ·
Upper Level	Laundry · 5'4" × 2'10" ·
Upper Level	Bedroom - Primary · 16'10" × 12'8" ·
Upper Level	Walk-In Closet · 7'6" × 6'6" ·

Upper Level	Bedroom · 10'5" × 10'3" ·
Upper Level	Bedroom · 10'3" × 10'1" ·
Basement	Game Room · 20'8" × 16' ·
Basement	Den · 12'9" × 8'7" ·
Basement	Storage · 15'3" × 7'4" ·
Basement	Furnace/Utility Room · 6'9" × 5'9" ·
Basement	Bedroom · 12'11" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	Breakfast Bar, Jetted Tub, Kitchen Island, Recessed Lighting, Storage, Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Nov 19, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2207-30-street-sw-calgary-a2359466/

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Data was last updated November 23, 2026 at 02:05 PM (UTC)

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