

\$289,500 - 302, 335 30 Avenue Ne, Calgary

MLS® #A2076724

\$289,500

2 Bedroom, 2.00 Bathroom, 939 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

HOME SWEET HOME! Calling all investors and first-time home buyers, enjoy maintenance free condo living in this TOP FLOOR, CORNER UNIT 2 bedroom, 2 bathroom condo in the sought-after inner-city community of Tuxedo in Tuxedo Villas. Located in a quiet, highly desirable low rise condo building perfectly located just a quick drive to Downtown Calgary, as well as the airport. Heading inside you will fall in love with the flawless open concept floor plan showcasing a spacious living room flooded with natural sunlight complimented by a cozy gas burning fireplace, a stylish chefs kitchen with ample cabinet space, a convenient breakfast bar, full appliances, pantry and plenty of space to accommodate a dining room/breakfast nook. Completing the unit is two large bedrooms including the magnificent master bedroom with a wonderful 4 piece ensuite bathroom, an additional 4 piece bathroom, a fully equipped laundry room with tons of in-suite storage space and a balcony to entertain and bask in your views. This well managed complex comes with an assigned parking stall and ample visitor parking. Located in one of inner-city Calgary's most popular communities steps from many amazing restaurants, shopping, coffee shops, park, public transportation, schools, major roadways like Deerfoot Trail and much more. Don't miss out on this opportunity if you're looking for an investment rental condo or your own affordable and charming condo that you



can move in to in April 2024! Book your private viewing of this GEM today!

Built in 1999

Essential Information

MLS® #	A2076724
Price	\$289,500
Sold Price	\$285,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	939
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	302, 335 30 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E2

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Assigned, Parkade, Paved, Stall

Interior

Interior Features	Breakfast Bar, Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Range Hood, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
# of Stories	4
Basement	None

Exterior

Exterior Features	Lighting
Lot Description	City Lot, Few Trees, Front Yard, Low Maintenance Landscape, Landscaped, Level, Treed, Views
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 1st, 2023
Date Sold	October 27th, 2023
Days on Market	56
Zoning	M-C1 d82
HOA Fees	0.00

Listing Details

Listing Office	CENTURY 21 BAMBER REALTY LTD.
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