

\$775,000 - 521 30 Street Nw, Calgary

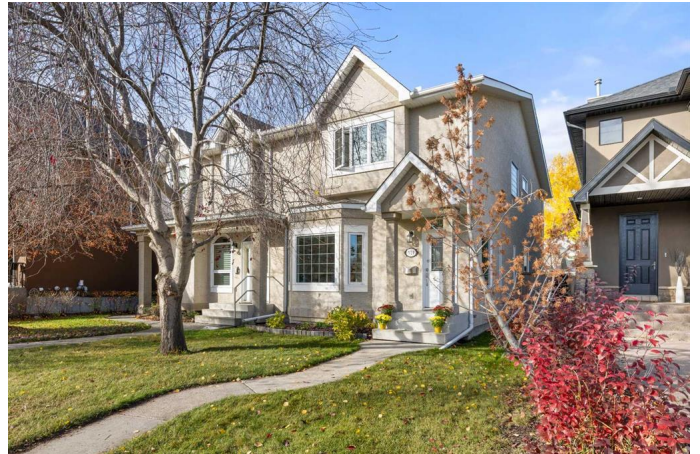
MLS® #A2088908

\$775,000

3 Bedroom, 3.00 Bathroom, 1,846 sqft
Residential on 0.08 Acres

Parkdale, Calgary, Alberta

This great family home nestled in the heart of Parkdale on a beautifully tree lined street is fabulously situated within walking distance to fantastic schools, and only one block from the river pathways. From the moment you step inside, you are greeted with rich hardwood floors and a front south east exposed living room with large bay window overlooking the manicured front yard. The dining room can adequately host a large table along with a buffet and hutch. The gourmet kitchen presents granite counters, warm cherry cabinetry, stainless steel appliances, corner pantry, and built-in phone/workstation. The adjacent family room features a corner gas fireplace with media built-in and overlooks the backyard. Upstairs boasts a tranquil master bedroom with vaulted ceilings, walk in closet, and a spa inspired ensuite with a jetted tub, separate shower, and in-floor heat. A convenient laundry room, full bath, and two additional generous sized bedrooms complete this level. The lower level with a bathroom rough in is a blank canvas and awaits your creativity. The beautifully landscaped backyard features a spacious 19' X 14' partially covered deck for you to unwind with a glass of wine after a long day a small garden area, and green space for the kids to play. Primely situated within steps to the Bow River pathways, minutes to downtown and the Foothills Hospital, this home with upgrades that include a HIGH EFFICIENCY FURNACE, CENTRAL AIR CONDITIONING, and one



year old TRIPLE PANE WINDOWS is move-in ready for your family. Welcome to your new home in the wonderful community of Parkdale!

Built in 1998

Essential Information

MLS® #	A2088908
Price	\$775,000
Sold Price	\$750,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,846
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	521 30 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2V4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Stone
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Garden, Interior Lot, Irregular Lot, Landscaped, Level, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 26th, 2023
Date Sold	November 9th, 2023
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX ROCKY VIEW REAL ESTATE
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