

\$764,900 - 525 30 Street Nw, Calgary

MLS® #A2093681

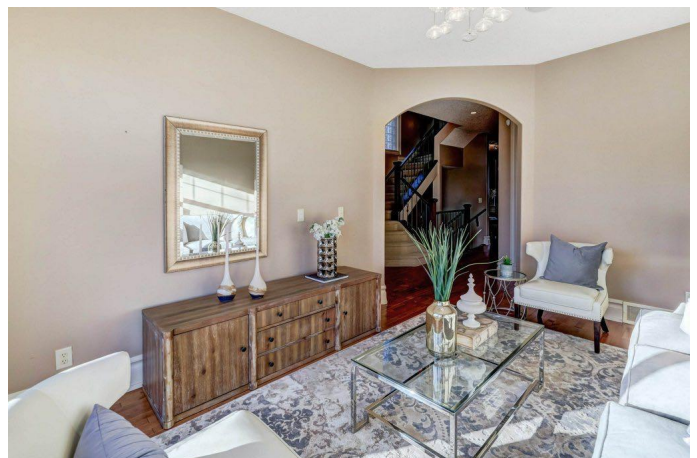
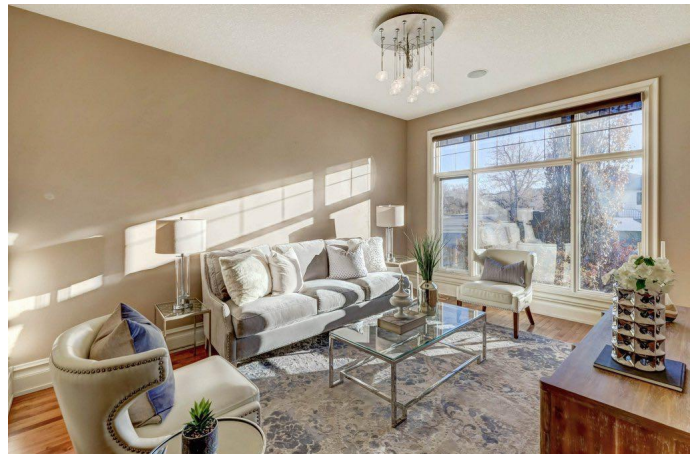
\$764,900

3 Bedroom, 3.00 Bathroom, 1,753 sqft

Residential on 0.08 Acres

Parkdale, Calgary, Alberta

OPEN HOUSE - SAT NOV 18 11-2PM AND SUN NOV 19th 1-3PM. Welcome to your dream home in the heart of Parkdale, one of Calgary's most sought-after neighbourhoods. This stunning property boasts a perfect combination of luxury, functionality, and location. As you step inside, you'll be greeted by high-end finishings and attention to detail that truly sets this home apart. The open-concept design creates a sense of space and flow, making it perfect for entertaining or simply enjoying quality family time. The main floor features a well-appointed kitchen, a spacious dining area, and a cozy living room, all bathed in natural light. The main floor also includes a powder room for added convenience. Upstairs, you'll find three generous bedrooms, each designed with your comfort in mind. The primary bedroom is a true retreat, complete with a 5-piece ensuite bath and a spacious walk-in closet. This private oasis is the perfect place to unwind and rejuvenate after a long day. The unfinished basement offers endless possibilities, allowing you to customize the space to suit your needs and preferences. The outdoor space is equally impressive, with a west-facing yard that's ideal for outdoor gatherings and summer barbecues. With a double detached garage, parking is a breeze. This home is perfectly positioned within mere steps of the Bow River and its expansive pathway network, as well as in close proximity to Parkdale Elementary School, Westmount Charter School, Foothills



Hospital, and a host of convenient amenities.
This location is truly unbeatable.

Built in 2006

Essential Information

MLS® #	A2093681
Price	\$764,900
Sold Price	\$739,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,753
Acres	0.08
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	525 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	Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas

	Range, Microwave, Range Hood, Refrigerator, Washer, Water Purifier, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	November 16th, 2023
Date Sold	November 27th, 2023
Days on Market	11
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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