

\$839,799 - 226 30 Avenue Nw, Calgary

MLS® #A2111731

\$839,799

4 Bedroom, 4.00 Bathroom, 1,954 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to a PINNACLE of refined style and OPULENT living. Step into a masterpiece crafted with precision and offers over 2,800 square feet of meticulously designed living space, this CONTEMPORARY marvel exudes LUXURY at every turn. Nestled in the coveted inner-city community of Tuxedo Park of NW Calgary, this residence sets a new standard of elegance. The main level showcases an IMPECCABLY planned open-concept layout, adorned with great 10 ft high ceilings and a stunning central kitchen. A spacious dining and family area, complete with a designer tiled gas fireplace, graces the space. Luxurious wide-plank engineered hardwood floors and designer lighting ELEVATE the ambiance, while expansive windows flood the area with natural light. The chef-inspired kitchen boasts high-quality quartz countertops, sleek white and wood custom cabinetry, and top-of-the-line KitchenAid stainless steel appliances. At the heart of the kitchen lies a MASSIVE centre island, beckoning family and guests to gather around and ENJOY moments of togetherness while preparing meals or engaging in lively conversation. The island serves as both a practical workspace and a social hub, offering ample room for meal preparation, casual dining, and entertaining alike. The addition of sliding French patio doors seamlessly connects the indoor and outdoor spaces, inviting the BEAUTY of the backyard into the home. The large backyard offers a charming patio and lawn area,



seamlessly blending indoor and outdoor living. Ascending the modern staircase to the upper level reveals two generously sized bedrooms with walk-in closets and large windows, a modern full bathroom, and a dedicated laundry room. The PRIMARY RETREAT is a sanctuary unto itself, featuring huge walk-in closet and access to a breathtaking 5-piece ensuite bathroom. Upon entering the ensuite, your eyes are drawn to the DELUXE soaker tub, inviting you to UNWIND and soak away the stresses of the day. Its spacious design and elegant fixtures elevate the bathing experience to one of PURE LUXURY. Adjacent to the tub, you'll find double vanities adorned with sleek countertops and complemented by designer faucets, providing ample space for daily grooming rituals. A large custom glass-enclosed shower stands as a focal point, offering a rejuvenating oasis for cleansing and revitalization. The shower is adorned with designer floor and wall tiles, adding texture and visual interest while creating a harmonious aesthetic. The lower level IMPRESSES with a spacious media and recreation room, a STYLISH wet bar, another large bedroom with a walk-in closet, and yet another luxurious full bathroom. A detached double garage adds to the convenience. Enjoy the convenience of its PRIME INNER-CITY location, minutes to Confederation Park, downtown core, public transit, schools, major roads, and various amenities. Don't miss the opportunity to experience this EXCEPTIONAL home. CALL TODAY to book your PRIVATE TOUR and embark on a journey of unparalleled luxury and style!!

Built in 2018

Essential Information

MLS® #	A2111731
Price	\$839,799

Sold Price	\$825,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,954
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	226 30 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2N2

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Private Yard
Lot Description Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Rectangular Lot
Roof Asphalt Shingle
Construction Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 2nd, 2024
Date Sold March 28th, 2024
Days on Market 27
Zoning R-C2
HOA Fees 0.00

Listing Details

Listing Office MaxWell Capital Realty

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