# \$375,000 - 201, 339 30 Avenue Ne, Calgary

MLS® #A2118075

## \$375,000

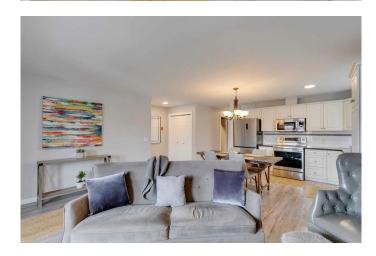
2 Bedroom, 2.00 Bathroom, 934 sqft Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

2 BEDROOMS | 2 FULL BATHROOMS | WALK TO AMENITIES, SCHOOLS & TRANSIT | OPEN FLOOR PLAN | WIDE PLANK FLOORING | STYLISH DÉCOR | NEUTRAL COLOURS | GAS FIREPLACE | STAINLESS STEEL APPLIANCES | **EXPANSIVE BALCONY | IN-SUITE** LAUNDRY & FURNACE. Beautiful 2 bedroom, 2 bathroom unit in the historic community of Tuxedo Park. This quiet, treelined street is ideally located close to everything from transit to schools to parks and every amenity! Directly across the street from a deli and seemingly endless additional eateries and shops along Edmonton Trail. The bright, open floor plan creates an interactive space for both relaxation and entertaining. Updated wide plank flooring, a neutral colour pallet and a plethora of natural light add to the allure of this beautiful home. Stainless steel appliances come together with crisp white cabinets in the kitchen creating an inspiring space for prepping, cooking, hosting and gathering. A corner gas fireplace in the living room invites relaxation. French doors lead to the expansive balcony enticing peaceful morning coffees, summer barbeques and time spent unwinding. Both bedrooms are spacious retreats â€" the primary has its own 4-piece ensuite and the second bedroom is located near the second 4-piece bathroom, no need to share! Adding to your comfort and convenience is In-suite laundry, your own furnace and assigned parking. This phenomenal neighbourhood offers a quick and







easy commute downtown and easy access to transit and all major Thoroughfares. Every amenity is within walking distance. Truly an exceptional location for this move-in ready, beautifully styled and spacious home!

#### Built in 1999

## **Essential Information**

MLS® # A2118075
Price \$375,000
Sold Price \$375,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 934
Acres 0.00
Year Built 1999

Type Residential
Sub-Type Apartment
Style Apartment

Status Sold

# **Community Information**

Address 201, 339 30 Avenue Ne

Subdivision Tuxedo Park

City Calgary
County Calgary
Province Alberta
Postal Code T2E 2E2

### **Amenities**

Amenities Parking

Parking Spaces 1

Parking Stall

#### Interior

Interior Features Low Flow Plumbing Fixtures, Open Floorplan, Recessed Lighting,

Soaking Tub, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room

# of Stories 3

Basement None

#### **Exterior**

Exterior Features None

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed March 27th, 2024

Date Sold April 6th, 2024

Days on Market 10

Zoning M-C1 d82

HOA Fees 0.00

# **Listing Details**

Listing Office RE/MAX House of Real Estate

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