

\$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 – 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
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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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