

\$1,449,900 - 518 30 Street Nw, Calgary

MLS® #A2125011

\$1,449,900

6 Bedroom, 5.00 Bathroom, 2,721 sqft

Residential on 0.07 Acres

Parkdale, Calgary, Alberta

This brand new 3-storey home in Parkdale represents the pinnacle of contemporary living, blending exquisite design with unparalleled functionality. Situated in one of Calgary's most sought-after neighborhoods, its prime location offers easy access to an array of amenities and natural attractions, ensuring a lifestyle of convenience and comfort for its residents. Drawing inspiration from the timeless architecture of New York City, the exterior of the home showcases a harmonious blend of materials, with Hardie board and brick accents lending a sophisticated urban aesthetic. The elevation design not only adds curb appeal but also sets the tone for the luxurious living spaces found within. Step inside, and you're greeted by a sense of grandeur, with soaring 10-foot ceilings on the main floor enhancing the feeling of spaciousness and airiness. The open-concept layout seamlessly integrates the dining area and kitchen, where sleek cabinets reaching up to the ceiling provide ample storage, while a stunning 12-foot island serves as the heart of the home. Equipped with built-in appliances and complemented by a pantry conveniently located in front of the island, the kitchen is as functional as it is stylish. A den with custom-made shelves offers a quiet retreat for work or relaxation, while the adjacent living room features a centered fireplace, creating a cozy ambiance for gatherings with family and friends. Tucked behind the fireplace is a well-designed mudroom and a convenient 2-piece bathroom,



catering to the practical needs of daily life. Venture up to the second level, where three spacious bedrooms await, each boasting its own walk-in closet for abundant storage. The master bedroom is a true sanctuary, complete with a lavish 5-piece ensuite bathroom featuring a standalone tub, a spacious standing shower with a bench, and the option for a future steam shower installation. A thoughtfully appointed laundry room with upper cabinets and a sink, along with a linen closet, adds to the level's functionality and convenience. The third level offers a unique retreat, with two balconies providing stunning views of both the front and back of the property. Here, a second master bedroom awaits, boasting separate walk-in closets for his and her, as well as another luxurious 5-piece ensuite bathroom with equally impressive amenities. An adjoining bonus room offers endless possibilities, whether it's utilized as a space for entertaining guests or as a playroom for children. Finally, the basement presents a 2-bedroom LEGAL SUITE, offering additional living space for extended family members or rental income potential. Complete with its own kitchen featuring a 6-foot island and a separate laundry room with a sink, the legal suite ensures comfort and privacy for its occupants.**Featured photos are from a similar project by the same builder** RMS are taken from builder's plans & subject to change upon completion.

Built in 2024

Essential Information

MLS® #	A2125011
Price	\$1,449,900
Sold Price	\$1,425,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,721
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	518 30 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2V3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Double Vanity, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator
Heating	ENERGY STAR Qualified Equipment
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
-------------------	--------------------------------

Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2024
Date Sold	June 7th, 2024
Days on Market	46
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.