

# \$665,000 - 65 30 Avenue Sw, Calgary

MLS® #A2166370

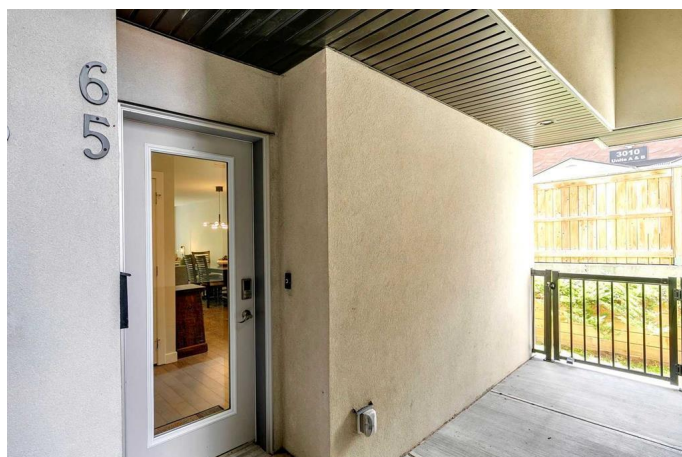
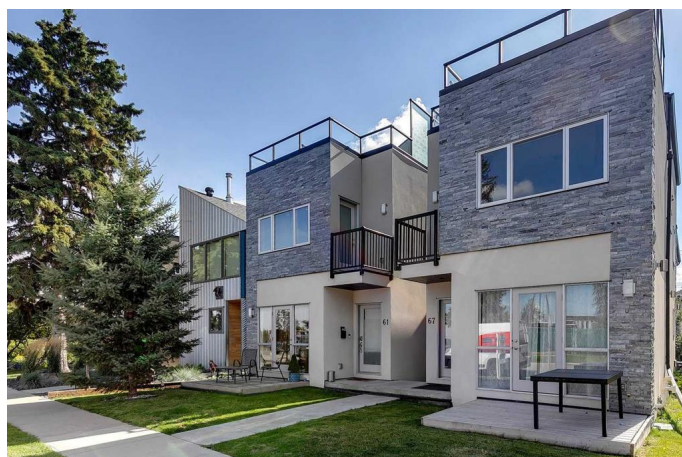
**\$665,000**

2 Bedroom, 3.00 Bathroom, 1,705 sqft

Residential on 0.00 Acres

Erlton, Calgary, Alberta

OPEN HOUSE Sun Sept 29. 2-4pm A Rare opportunity to own this Charming, Modern & extremely well cared for townhome in the Fabulous Inner-City community of Erlton. Offering the BEST OF BOTH WORLDS with the convenient lifestyle of a townhome & a RARE PRIVATE OUTDOOR SPACE not commonly seen in this product. This 4-unit complex with LOW CONDO FEES, is very well run & fosters community with 4 wonderful owners collaborating to create a superb & welcoming living environment. This multi-level unit features 2300 sq ft of living space, 2 bedrooms, 2-1/2 baths plus a spacious 3rd floor LOFT. And yes! PETS ARE ALLOWED. As you enter, you'll appreciate the well-appointed Open Plan Design with rich hardwood floors. Gourmet kitchen with beautiful QUARTZ countertops, SS appliances & large peninsula island. A spacious dining & living room perfect for entertainment or family gathering. Step out to a very private SOUTH facing Cozy deck offering a large outdoor space & grass area UNIQUE TO THIS UNIT. Up the stairs to the 2nd level you'll find a lovely bright Master with 5 pc ensuite & PRIVATE DECK to escape with your morning coffee. Second bedroom & 3 pc bath complete this level. You'll LOVE the spacious bright 3rd floor LOFT with skylights & vaulted ceiling providing many design opportunities to suit your needs. An office, a relaxing TV family room or 3rd bedroom for guests. Fabulous lower level features a large family room,



powder room, laundry & storage. Amazing Location, close to downtown & steps to the Elbow River Pathways, MNP Community & Sports Centre, Saddle Dome, transit & 4th Street with some of Calgary's finest restaurants. This inner-city community attracts families & professionals alike. Don't hesitate to imagine the lifestyle this beautiful home has to offer!

Built in 2015

### Essential Information

MLS® #	A2166370
Price	\$665,000
Sold Price	\$650,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,705
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Sold

### Community Information

Address	65 30 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Y4

### Amenities

Amenities	Secured Parking
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Parking Spaces	1
Parking	Off Street, Secured, Single Garage Detached

## Interior

Interior Features	Double Vanity, No Smoking Home, Quartz Counters, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Garburator, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Electric
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Cul-De-Sac, Landscaped, Private, Treed
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	September 20th, 2024
Date Sold	October 3rd, 2024
Days on Market	13
Zoning	M-CG d72
HOA Fees	0.00

## Listing Details

Listing Office	RE/MAX Realty Professionals
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