

# \$824,900 - 524 30 Street Nw, Calgary

MLS® #A2168880

**\$824,900**

4 Bedroom, 4.00 Bathroom, 1,882 sqft

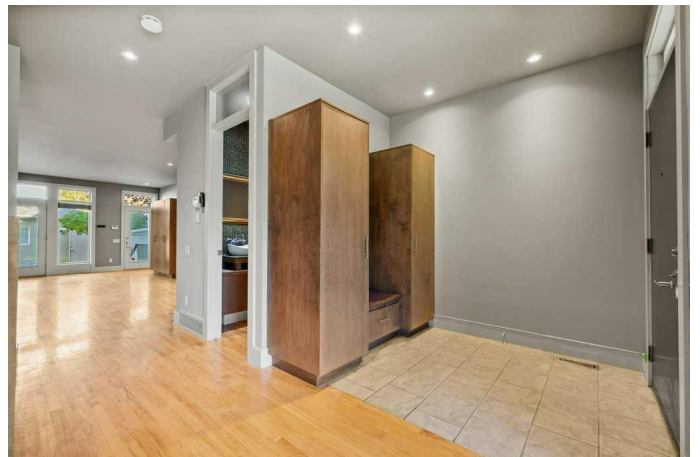
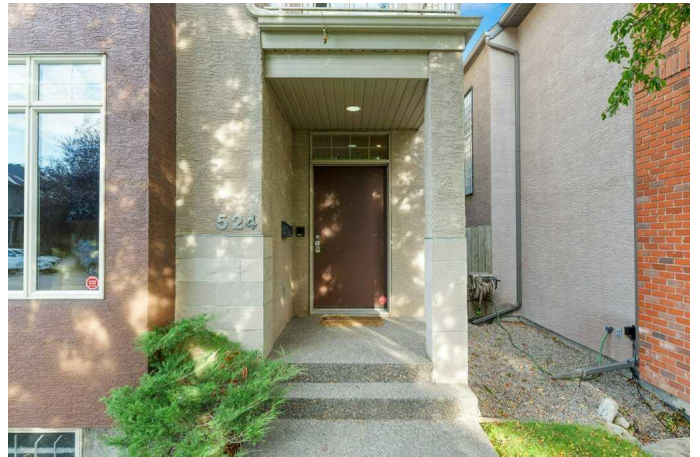
Residential on 0.07 Acres

Parkdale, Calgary, Alberta

Looking for that inner city lifestyle? Beautiful, custom built home situated in a prime location in desirable Parkdale. Spacious tiled front entry complete with a custom built-in bench and double closets. Hardwood floors throughout the main level. Excellent floor plan. Fabulous kitchen features and abundance of full height flat front cabinetry, granite countertops, tile backsplash plus a central island with raised breakfast bar. Stainless steel appliances include a gas stove. Adjacent dining room will accommodate a large table. The open family room is highlighted by a wall of windows overlooking the back yard plus a custom full wall built in housing a gas fireplace and shelving. Spacious and bright front living room. 3 bedroom up including a generous primary suite with a walk-in closet. Primary ensuite boasts a deep soaker tub, separate tile and glass shower, and custom granite topped vanity. The additional bedrooms share a full 4piece bath bath. Convenient 2nd floor laundry room complete with sink and extra storage. Lower level is fully finished with a huge rec room, 4th bedroom plus a full bathe with steam shower. Premium locations is minutes to the Foothills hospital, river pathway system, Kensington, and the downtown core. Quick access west to the mountains.

Built in 2001

## Essential Information



MLS® #	A2168880
Price	\$824,900
Sold Price	\$814,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,882
Acres	0.07
Year Built	2001
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

### **Community Information**

Address	524 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	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Soaking Tub
Appliances	Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

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

**Additional Information**

Date Listed              September 28th, 2024  
Date Sold                October 8th, 2024  
Days on Market        10  
Zoning                    R-CG  
HOA Fees                0.00

**Listing Details**

Listing Office            RE/MAX Real Estate (Central)

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