

# \$879,900 - 419 30 Avenue Ne, Calgary

MLS® #A2176943

**\$879,900**

4 Bedroom, 4.00 Bathroom, 1,658 sqft

Residential on 0.08 Acres

Winston Heights/Mountview, Calgary, Alberta

**\*\*OPEN HOUSE Sun Nov. 3rd 3pm-5:30pm\*\***

Located in the established neighborhood of Winston Heights-Mountview, this extremely well built and well-maintained family home exudes warmth and character, showcasing timeless oak accents and quality craftsmanship. Thoughtfully designed with a family-friendly layout, this 2664 sq.ft. residence offers spacious living and dining areas bathed in natural light thanks to the large picture windows and beautifully placed sky lights, complemented by oak-trimmed windows, custom millwork, and ceramic tile floors that add a touch of elegance throughout. The well-appointed kitchen includes ample cabinetry and counter space, perfect for home-cooked meals and entertaining. Upstairs, the generously sized bedrooms provide comfort and privacy, with the primary suite offering an ensuite and ample closet space. The basement is fully finished, featuring an illegal suite, versatile recreation area ideal for a home theater or additional family room. Additionally, this home offers a large crawl space ensuring plenty of storage space and a large hobby room that was used for wine making, canning and sausage making! Outside, the backyard is a true retreat, complete with mature trees, a large outdoor patio that could easily be transformed into a 4-season sunroom, and plenty of space for kids or pets to play. Perfectly positioned near schools, parks, and a short commute to downtown, this home



combines the charming architecture with the vibrancy of a thriving community.

Built in 1981

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2176943    |
| Price          | \$879,900   |
| Sold Price     | \$804,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,658       |
| Acres          | 0.08        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                           |
|-------------|---------------------------|
| Address     | 419 30 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 2E4                   |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |

**Interior**

|                   |                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Vaulted Ceiling(s), Central Vacuum, Granite Counters, Skylight(s), Storage                                     |
| Appliances        | Dishwasher, Dryer, Range Hood, Refrigerator, Washer, Garburator, Garage Control(s), See Remarks, Stove(s), Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                     |

|                 |                                    |
|-----------------|------------------------------------|
| Cooling         | Central Air                        |
| Fireplace       | Yes                                |
| # of Fireplaces | 2                                  |
| Fireplaces      | Electric, Living Room, Family Room |
| Has Basement    | Yes                                |
| Basement        | Finished, Full, Walk-Out           |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | Balcony, Private Yard        |
| Lot Description   | Street Lighting, See Remarks |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame, Stucco           |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 1st, 2024 |
| Date Sold      | December 3rd, 2024 |
| Days on Market | 32                 |
| Zoning         | R-CG               |
| HOA Fees       | 0.00               |

## Listing Details

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

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