



THE
A-TEAM

**RE/MAX
FIRST**

520 30 Street, Calgary T2N 2V3

MLS®#: **A2125011**

Area: **Parkdale**

Listing Date: **04/22/24**

List Price: **\$1,449,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,721

Year Built:

2024

Low Sqft:

Ttl Sqft:

2,721

Lot Information

Lot Sz Ar:

2,998 sqft

Lot Shape:

DOM

27

Layout

Beds:

6 (4 2)

Baths:

4.5 (4 1)

Style:

3 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Rectangular Lot

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **ENERGY STAR Qualified Equipment**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Brick,Mixed

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator

Int Feat:

Double Vanity,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 13`0"
Den	Main	6`8" x 6`0"
Bedroom - Primary	Second	12`10" x 13`0"
Laundry	Second	9`3" x 5`8"
Bedroom	Second	10`0" x 10`0"
Bedroom - Primary	Third	14`0" x 11`4"
Bonus Room	Third	11`6" x 8`10"
Kitchen	Basement	8`5" x 9`6"
Bedroom	Basement	12`11" x 10`0"
4pc Bathroom	Basement	

Room	Level	Dimensions
Kitchen	Main	9`0" x 17`0"
2pc Bathroom	Main	
5pc Ensuite bath	Second	
Bedroom	Second	11`7" x 10`8"
4pc Bathroom	Second	
5pc Ensuite bath	Third	
Game Room	Basement	15`2" x 11`0"
Bedroom	Basement	10`1" x 11`3"
Laundry	Basement	6`0" x 5`7"

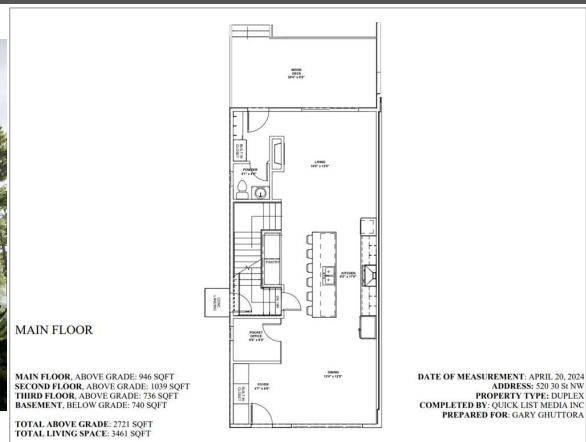
Title: **Fee Simple**
 Legal Desc: **0**
 Zoning: **R-C2**

Remarks

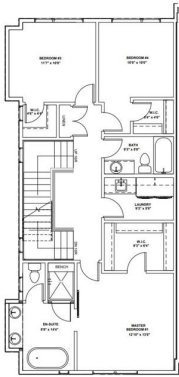
Pub Rmks: **This brand new 3-storey home in Parkdale represents the pinnacle of contemporary living, blending exquisite design with unparalleled functionality. Situated in one of Calgary's most sought-after neighborhoods, its prime location offers easy access to an array of amenities and natural attractions, 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 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.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX Real Estate (Central)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



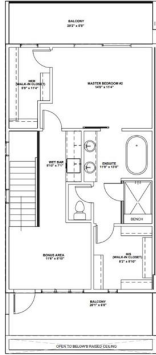
SECOND FLOOR



MAIN FLOOR, ABOVE GRADE: 946 SQFT
SECOND FLOOR, ABOVE GRADE: 1039 SQFT
THIRD FLOOR, ABOVE GRADE: 736 SQFT
BASEMENT, BELOW GRADE: 740 SQFT

DATE OF MEASUREMENT: APRIL 20, 2024
ADDRESS: 520 30 ST NW
PROPERTY TYPE: DUPLEX
COMPLETED BY: QUICK LIST MEDIA INC
PREPARED FOR: GARY GHUTTURA

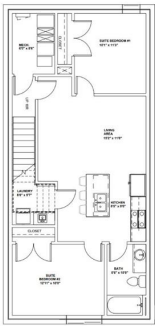
THIRD FLOOR



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BASEMENT, BELOW GRADE: 740 SQFT
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TOTAL LIVING SPACE: 3461 SQFT

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BASEMENT



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