



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**513 30 Street, Calgary T2N 2V4**

MLS®#: **A2153558**

Area: **Parkdale**

Listing Date: **08/01/24**

List Price: **\$1,395,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **3,500 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,067**  
Low Sqft:  
Ttl Sqft: **2,067**

DOM

**48**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	4`9" x 7`0"	Living Room	Main	18`0" x 10`11"
Pantry	Main	8`6" x 6`0"	Kitchen	Main	19`0" x 9`9"
Dining Room	Main	10`1" x 15`0"	Foyer	Main	7`0" x 5`11"
Bedroom	Upper	10`0" x 10`1"	3pc Ensuite bath	Upper	6`0" x 6`0"
Bedroom	Upper	12`0" x 10`2"	3pc Ensuite bath	Upper	6`0" x 6`0"
Laundry	Upper	6`0" x 6`1"	5pc Ensuite bath	Upper	13`0" x 9`0"
Bedroom - Primary	Upper	15`4" x 14`0"	Walk-In Closet	Upper	6`4" x 13`0"
Bedroom	Basement	14`6" x 11`3"	Furnace/Utility Room	Basement	10`7" x 6`0"
Game Room	Basement	23`9" x 14`6"	4pc Bathroom	Basement	5`4" x 11`0"
Office	Basement	7`4" x 10`0"	2pc Bathroom	Main	4`6" x 5`11"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8321AF**

Zoning: **R-C2**

Remarks

Pub Rmks: **Discover the epitome of modern living in this stunning brand-new home, boasting approx 3,000 square feet of thoughtfully designed space. The main floor features soaring 11-foot ceilings and elegant 9-foot doors, creating an expansive, airy atmosphere. An open-concept layout seamlessly connects the gourmet kitchen—equipped with high-end Thermador appliances and a hidden pantry—to the inviting living room, complete with a cozy gas fireplace and patio doors that lead to outdoor entertaining space. Upstairs, you'll find three spacious bedrooms, each with its own ensuite bathroom with body jet custom showers, as well as a conveniently located laundry room. The primary suite is a true retreat, featuring a massive walk-in closet and an opulent ensuite with heated floors, a double vanity, a luxurious freestanding tub, and a custom steam shower with jets for ultimate relaxation. The finished basement offers additional living space with a fourth bedroom, full bath, recreational room w/ a wet bar, and an office, perfect for work or play. A double car detached garage provides extra convenience. Ideally situated near the Foothills medical Centre, schools, the picturesque Bow River, and lush parks, this home is perfect for those seeking both comfort and accessibility in the vibrant community of Parkdale.**

Inclusions: **N/A**  
 Property Listed By: **Royal LePage METRO**

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