



THE
A-TEAM

**RE/MAX
FIRST**

515 30 Avenue, Calgary T2M 2N7

MLS®#: **A2160279**

Area: **Mount Pleasant**

Listing Date: **09/02/24**

List Price: **\$940,000**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 15-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,859

Year Built:

2017

Low Sqft:

Ttl Sqft:

1,859

Lot Information

Lot Sz Ar:

3,003 sqft

Lot Shape:

DOM

17

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Double Oven,Freezer,Gas Cooktop,Range Hood,Refrigerator,Wine Refrigerator

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Storage,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`11" x 4`7"	Dining Room	Main	11`9" x 10`10"
Kitchen	Main	16`5" x 9`6"	Living Room	Main	16`0" x 14`0"
2pc Bathroom	Main	5`5" x 5`1"	Mud Room	Main	12`0" x 3`6"
Bedroom - Primary	Second	13`11" x 13`7"	5pc Ensuite bath	Second	19`5" x 5`10"
Walk-In Closet	Second	9`7" x 5`3"	Laundry	Second	9`5" x 5`5"
4pc Bathroom	Second	9`5" x 4`11"	Hall	Second	18`0" x 4`2"
Bedroom	Second	9`8" x 8`7"	Bedroom	Second	10`10" x 9`6"

Family Room	Lower	19`2" x 16`10"	Furnace/Utility Room	Lower	8`9" x 7`3"
Hall	Lower	12`4" x 5`8"	3pc Bathroom	Lower	8`10" x 4`11"
Bedroom	Lower	13`10" x 11`3"	Walk-In Closet	Lower	6`0" x 4`10"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C2**
 Legal Desc: **3955R**

Remarks

Pub Rmks: **Located on a lovely mature street in desirable Mount Pleasant, this beautifully maintained 1 owner home is within a very short walk to adjacent Confederation Park and its network of walking paths and quiet spaces. Great curb appeal invites you inside to a well sized foyer to come home to or welcome guests. The dining area has large windows that overlook the streetscape, while the natural light in this home continues through the entire living space. Around the corner you will find a true chef's kitchen with 2 wall ovens, pantry, large centre island with waterfall countertop, gas range and cabinetry bookended by separate fridge and upright freezer. The adjacent living room is well sized and full of light...the outdoor deck becomes an extension of the home though a back wall of windows and sliding doors to the south yard. Your powder room is nicely tucked away, along with a rear foyer with heated floors that keeps shoes and coats out of sight. Natural light continues on the upper floor which offers a full bathroom and 3 lovely bedrooms; the principal with walk in closet (with built in cabinetry) and spacious 5-piece bathroom offering the comfort of heated floors and the luxury of dual sinks, a deep soaker tub and large glass shower. The upper laundry room offers convenience for busy families. The lower level of the home is fully finished with a large family room with wet bar, 4th bedroom and roomy 3-piece bathroom. Enjoy the large deck south facing rear yard which feels very private and provides the low maintenance and pet friendly advantage of Augusta Artificial turf. Park your cars and sports equipment in the double detached garage with alley access. Other notable features include custom fit Hunter Douglas blinds throughout, Sonos sound system. A nicely appointed playground is just 1/2 block away, and the beauty of Confederation Park can be accessed within minutes on foot or car. Commuting to the downtown core or enjoying nearby restaurants and grocery stores is very easy from this location. As there are no public open houses planned please be sure to contact your realtor to book a private viewing.**

Inclusions: **Window Coverings**
 Property Listed By: **Real Estate Professionals Inc.**

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







