



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**65 30 Avenue, Calgary T2S 2Y4**

MLS®#: **A2166370**

Area: **Erlton**

Listing Date: **09/20/24**

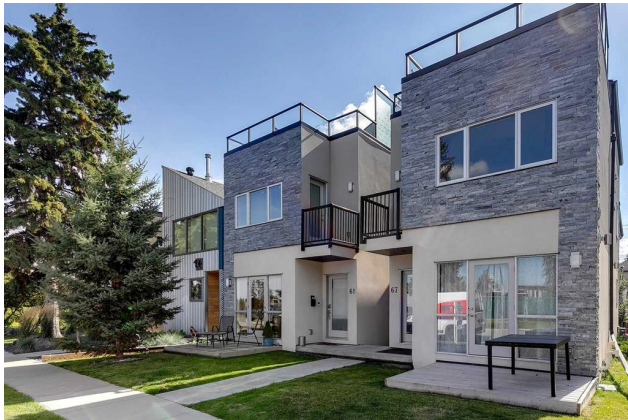
List Price: **\$665,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2015**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,705**  
Low Sqft:  
Ttl Sqft: **1,705**

DOM

**8**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Private,Treed**  
Park Feat: **Off Street,Secured,Single Garage Detached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance,Private Yard**

Construction: **Stone,Stucco**  
Flooring: **Carpet,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Double Vanity,No Smoking Home,Quartz Counters,Skylight(s),Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>10`8" x 10`5"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`0" x 11`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`9" x 12`4"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>7`3" x 6`6"</b>
<b>Bonus Room</b>	<b>Third</b>	<b>11`2" x 32`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`0" x 14`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`9" x 11`2"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 7`3"</b>
<b>2pc Bathroom</b>	<b>Lower</b>	<b>8`6" x 6`2"</b>
<b>Family Room</b>	<b>Lower</b>	<b>10`8" x 26`1"</b>

Legal/Tax/Financial

Condo Fee:  
**\$413**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-CG d72**

Legal Desc: **1712503**

Remarks

Pub Rmks: **A Rare opportunity to own this Charming, Modern & extremely well cared for townhome in the Fabulous Inner-City community of Erlton. Offering the BEST OF BOTH WORLDS with the convenient lifestyle of a townhome & a RARE PRIVATE OUTDOOR SPACE not commonly seen in this product. This 4-unit complex with LOW CONDO FEES, is very well run & fosters community with 4 wonderful owners collaborating to create a superb & welcoming living environment. This multi-level unit features 2300 sq ft of living space, 2 bedrooms, 2-1/2 baths plus a spacious 3rd floor LOFT. And yes...PETS ARE ALLOWED. As you enter, you'll appreciate the well-appointed Open Plan Design with rich hardwood floors. Gourmet kitchen with beautiful QUARTZ countertops, SS appliances & large peninsula island. A spacious dining & living room perfect for entertainment or family gathering. Step out to a very private SOUTH facing Cozy deck offering a large outdoor space & grass area UNIQUE TO THIS UNIT. Up the stairs to the 2nd level you'll find a lovely bright Master with 5 pc ensuite & PRIVATE DECK to escape with your morning coffee. Second bedroom & 3 pc bath complete this level. You'll LOVE the spacious bright 3rd floor LOFT with skylights & vaulted ceiling providing many design opportunities to suit your needs. An office, a relaxing TV family room or 3rd bedroom for guests. Fabulous lower level features a large family room, powder room, laundry & storage. Amazing Location, close to downtown & steps to the Elbow River Pathways, MNP Community & Sports Centre, Saddle Dome, transit & 4th Street with some of Calgary's finest restaurants. This inner-city community attracts families & professionals alike. Don't hesitate to imagine the lifestyle this beautiful home has to offer!**

Inclusions:  
Property Listed By: **Air Conditioner Unit  
RE/MAX Realty Professionals**

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





