



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**515 30 Avenue, Calgary T2M 2N7**

MLS®#: **A2167383**

Area: **Mount Pleasant**

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

List Price: **\$900,000**

Status: **Pending**

County: **Calgary**

Change: **-\$19k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**  
Year Built: **2017**

Lot Information  
Lot Sz Ar: **3,003 sqft**  
Lot Shape:

Access:  
Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape**  
Park Feat: **Double Garage Detached**

Finished Floor Area  
Abv Sqft: **1,859**  
Low Sqft:  
Ttl Sqft: **1,859**

DOM

**62**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey,Side by Side**

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

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**  
**Hall**  
**Bedroom**

**Lower**  
**Lower**  
**Lower**

**19`2" x 16`10"**  
**12`4" x 5`8"**  
**13`10" x 11`3"**

**Furnace/Utility Room**  
**3pc Bathroom**  
**Walk-In Closet**

**Lower**  
**Lower**  
**Lower**

**8`9" x 7`3"**  
**8`10" x 4`11"**  
**6`0" x 4`10"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**3955R**

Zoning:  
**R-C2**

Remarks

Pub Rmks:

**Nestled on a lovely, mature street in the desirable Mount Pleasant neighborhood, this elegant, single-owner home offers the perfect blend of sophistication and convenience. Just a short stroll from Confederation Park, residents enjoy access to serene walking paths and quiet green spaces, with a playground located just a half-block away—ideal for families. This home’s great curb appeal welcomes you inside, setting the tone for the sophisticated design throughout. The dining area, with large windows, captures views of the charming streetscape and floods the home with natural light, which flows seamlessly into the entire living area. Around the corner, the chef’s kitchen impresses with a large center island and waterfall countertop, double wall ovens, a gas range, and cabinetry bookended by a separate fridge and upright freezer. Adjacent, a light-filled living room connects to the outdoors, where a deck and south-facing yard extend the home’s entertaining space. Thoughtful details include a tucked-away powder room and a rear foyer with heated floors, providing an organized space for coats and shoes. Upstairs, abundant natural light continues, leading to three beautiful bedrooms, including the primary suite with a walk-in closet featuring built-in cabinetry. The luxurious five-piece ensuite offers dual sinks, a deep soaker tub, a large glass shower, and heated floors. A laundry room on this level adds ease for busy families. The fully finished lower level includes a spacious family room with a wet bar, a fourth bedroom, and a three-piece bath. Outdoors, the private, low-maintenance south yard is pet-friendly with Augusta artificial turf. The double detached garage with alley access provides ample space for parking and storage. Additional features include custom Hunter Douglas blinds, a Sonos sound system, and a fantastic location close to parks, restaurants, grocery stores, and easy downtown access. This home is a sophisticated, elegant retreat close to everything Mount Pleasant offers**

Inclusions:  
Property Listed By:

**Window Coverings**  
**Real Estate Professionals Inc.**

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











