



THE
A-TEAM

**RE/MAX
FIRST**

525 30 Avenue, Calgary T2S 0P4

MLS®#: **A2172097**

Area: **Rideau Park**

Listing Date: **10/10/24**

List Price: **\$2,500,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1981**

Finished Floor Area

Abv Sqft: **2,993**

Low Sqft:

Ttl Sqft: **2,993**

Lot Information

Lot Sz Ar: **6,598 sqft**

Lot Shape:

DOM

8

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Private,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Other,See Remarks**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Outdoor Kitchen,Private Yard**

Construction: **Brick,Metal Siding**
Flooring: **Ceramic Tile,Concrete,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Washer**
Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	9`11" x 5`6"
Breakfast Nook	Main	11`3" x 8`6"
Family Room	Main	13`11" x 13`8"
Kitchen	Main	14`10" x 15`10"
5pc Bathroom	Second	12`0" x 9`10"
Bedroom	Second	11`0" x 13`10"
Bedroom - Primary	Second	19`9" x 13`3"

Room	Level	Dimensions
Bedroom	Main	13`9" x 11`2"
Dining Room	Main	13`9" x 15`4"
Foyer	Main	8`5" x 6`11"
Living Room	Main	18`10" x 20`9"
5pc Ensuite bath	Second	9`3" x 17`7"
Bedroom	Second	17`10" x 12`0"
Walk-In Closet	Second	9`8" x 9`6"

3pc Bathroom
Exercise Room
Family Room

Basement
Basement
Basement

14`7" x 9`1"
20`8" x 15`0"
16`5" x 18`3"

Bedroom
Laundry
Furnace/Utility Room

Basement
Basement
Basement

12`6" x 14`11"
13`1" x 14`2"
8`1" x 9`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

310AK

Remarks

Pub Rmks:

****OPEN HOUSE SATURDAY OCTOBER 12 FROM 3:00 - 4:30PM** Fabulous completely renovated executive two story home with outstanding indoor + outdoor living spaces + in fantastic Rideau Park location. This 3+1 bedroom home offers a total of 4527 square feet of living space, a very pleasing layout + large principal rooms. Renovated from top to bottom in the past decade with stylish palette. Welcoming main floor entrance opens to amazing living room with soaring ceilings, huge picture window + lovely wood burning fireplace. Adjoining it an elegant generous dining room ideal for large gatherings . Chef's kitchen with professional appliances, large island, an ample amount of counter + cabinet space + with bright informal dining nook overlooking the lovely backyard + with direct access to the extensive outdoor kitchen/entertaining area complete with 3 powered pergolas (2 are connected), built in BBQ + Smoker. Comfy great room off kitchen with wood burning fireplace. On this level is flexible space that is currently used as a home office with built ins, but can also be designated a fourth bedroom. Upstairs are 3 spacious bedrooms: The primary suite is generous in size with window seat, huge walk in closet + luxury spa bathroom complete with soaker tub, dual vanities + stand alone shower. Downstairs with polished concrete flooring offers a large family/tv room with gas fireplace, exercise room , guest room, full bath, laundry room (with shoot), + storage. The large flat backyard is impressive with lots of space for children to play as well as entertaining with an elaborate custom kitchen with powder coated cabinetry + custom concrete countertops. Front drive double attached garage is a a welcome plus to this home. Ideally located for those attending Rideau Park school as it is just out the door. Also walk to Downtown, 4th Street shopping, the Glencoe Club + all amenities around this wonderful location. **ADDITIONAL FEATURES IN SUPPLEMENTS.****

Inclusions:
Property Listed By:

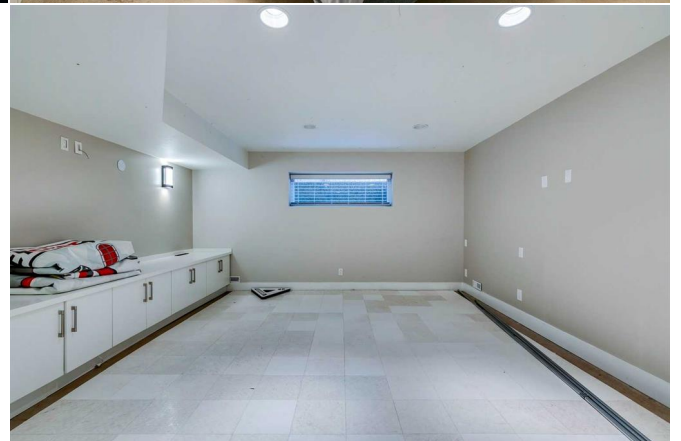
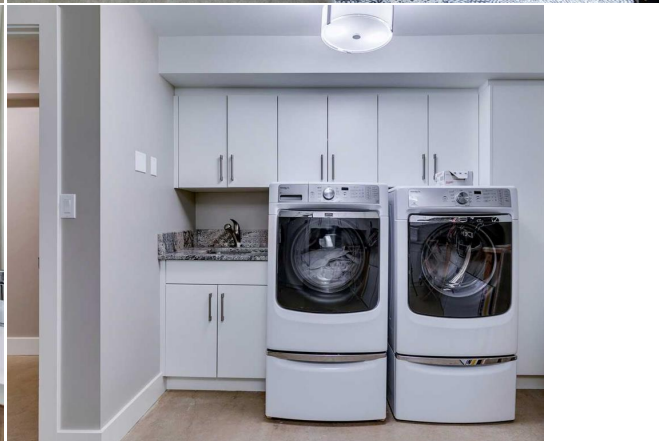
**Freezer, BBQ, Outside Fire Pit, Smoker
Real Estate Professionals Inc.**

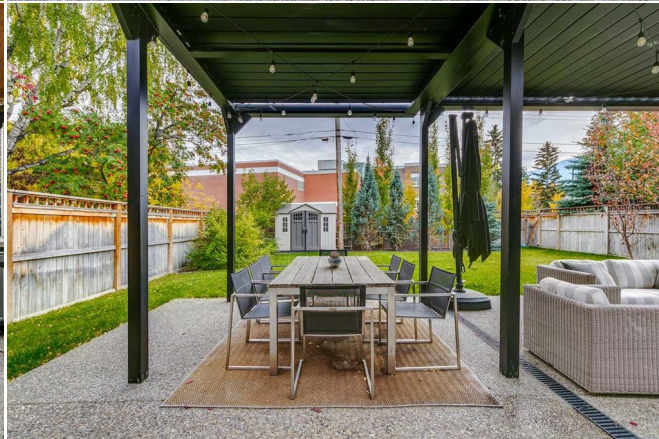
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

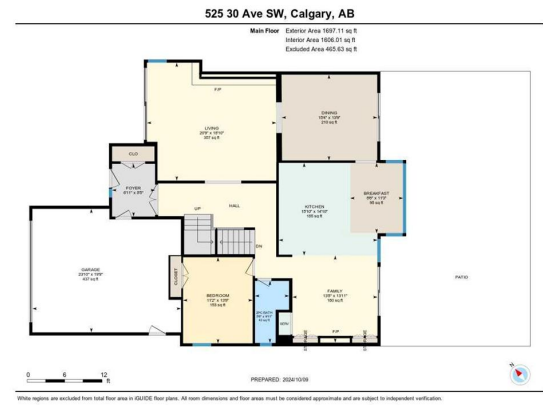












525 30 Ave SW, Calgary, AB

2nd Floor Exterior Area 1255.88 sq ft
Interior Area 1216.88 sq ft
Excluded Area 31.11 sq ft



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Basement (Below Grade) Exterior Area 1324.30 sq ft
Interior Area 1301.02 sq ft
Excluded Area 106.00 sq ft

