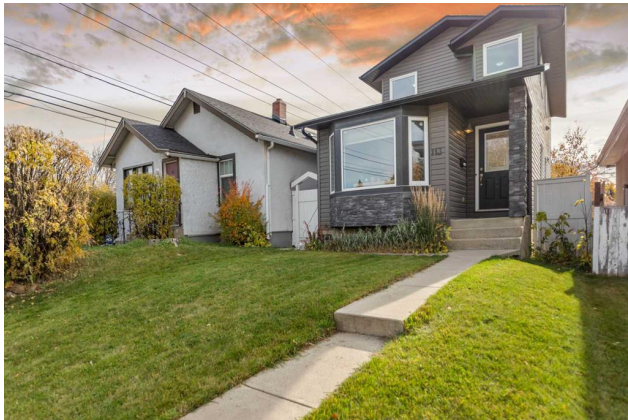


113 30 Avenue, Calgary T2M2N1

MLS®#: **A2173589** Area: **Tuxedo Park** Listing Date: **10/17/24** List Price: **\$799,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1987**
Lot Information
 Lot Sz Ar: **3,024 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,445**
 Low Sqft:
 Ttl Sqft: **1,445**

DOM
12
Layout
 Beds: **3 (2 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Rectangular Lot**
 Park Feat: **Parking Pad,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Lighting**
 Construction: **Wood Frame**
 Flooring: **Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Washer/Dryer**
 Int Feat: **No Smoking Home,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	15`5" x 10`11"	Bedroom	Second	11`11" x 9`4"
Bedroom	Basement	12`11" x 10`8"	2pc Bathroom	Main	5`0" x 4`6"
3pc Bathroom	Basement	9`0" x 7`3"	3pc Ensuite bath	Second	7`2" x 4`11"
4pc Bathroom	Second	10`11" x 4`11"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

3980AM

R-CG

Remarks

Pub Rmks:

Welcome to this rare opportunity to own your own home with a Legal basement suite in the sought after community of Tuxedo Park! Located on a quiet street, the main floor features a spacious family room with large windows, a convenient location for working from home, a chic kitchen and a separate living room with a wood burning fireplace! The upper floor features a Primary bedroom with a nice size ensuite and walk-in closet. There is another large bedroom, a full second bathroom, and a separate laundry room upstairs. Air conditioning was installed in 2022! The basement legal suite was completely renovated in 2023 and has its own separate entrance, fully furnished kitchen, spacious bedroom, 3-piece bathroom and separate laundry. The Legal basement suite adds significant value and offers flexibility as a mortgage helper or separate area for adult children. Or, take advantage of the convenient location and rent both the upstairs and downstairs long or short term. Parking is no issue with a single detached garage, an additional parking pad, and ample street parking. Enjoy awesome neighbourhood businesses like Citizen Brewing, Lina's Italian Market, Rosso Coffee, 4th Spot and many others. Close to schools and shopping, and a quick 10 minute drive or 15 minute bike ride to downtown! Call to book your private showing today!

Inclusions:

N/A

Property Listed By:

eXp Realty

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





