

## 511 30 Street, Calgary T2N 2V4

MLS®#: A2191452 Area: **Parkdale** Listing 01/31/25 List Price: **\$1,350,000** 

Status: Active Calgary County: Change: None Association: Fort McMurray

Date:



**General Information** 

Prop Type: Sub Type: **Detached** 

Year Built: Lot Information

Lot Sz Ar: Lot Shape:

City/Town: Calgary 2024

Access:

Lot Feat: Park Feat: Residential

Finished Floor Area Abv Saft:

Low Sqft:

2,134

3,400 sqft Ttl Sqft: 2.134

> <u>Parking</u> Ttl Park:

DOM

Layout

Beds:

Baths:

Style:

2

2 2 Garage Sz:

4 (3 1 )

4.0 (4 1)

2 Storey

Back Lane, Back Yard, Corner Lot, Landscaped, See Remarks **Double Garage Detached** 

## Utilities and Features

Roof: **Asphalt Shingle** 

Heating: Forced Air

Sewer:

Ext Feat: Other Construction:

**Brick, Stucco, Wood Frame** 

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

**Poured Concrete** 

Kitchen Appl: Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Int Feat: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In

Closet(s), Wet Bar

**Utilities:** Room Information

Room Level Dimensions Room Level Dimensions **Mud Room** 4`9" x 7`0" Foyer Main 5`0" x 5`11" Main **Living Room** Main 18`4" x 10`11" **Pantry** Main 8`6" x 6`0" Kitchen Main 19`0" x 10`1" **Dining Room** Main 10`1" x 15`0" **Bedroom** 10`0" x 10`11" **Bedroom** 9`10" x 12`0" Upper Upper Laundry Upper 6`0" x 8`2" **Bedroom - Primary** Upper 15`0" x 16`0" 3pc Ensuite bath Upper 6'0" x 8'0" 3pc Ensuite bath Upper 6'0" x 8'0"

5pc Ensuite bath Upper 13`0" x 7`9" Walk-In Closet Upper 5`10" x 8`0" Bedroom **Basement** 10`4" x 10`0" Furnace/Utility Room 10`7" x 6`0" Basement **Game Room Basement** 23`5" x 14`6" Office **Basement** 7`4" x 10`0" 4pc Bathroom 5`6" x 11`0" 5`8" x 5`3" **Basement** 2pc Bathroom Main Legal/Tax/Financial

Title: Zoning: Fee Simple R-CG

Legal Desc: 8321AF

Remarks

Pub Rmks:

Welcome to your dream home in Parkdale NW! This newly built masterpiece boasts an array of high-end upgrades and stylish features throughout. As you enter, you're greeted by a bright, open foyer complete with a built-in closet for all your coats and shoes. The main floor showcases a seamless open concept design, beginning with a sun-drenched dining area that flows effortlessly into a gourmet kitchen. The kitchen is a chef's delight, featuring a massive island with recessed lighting and top-of-the-line appliances. The living room exudes elegance with a custom fireplace and patio doors that open to a beautifully landscaped backyard, perfect for indoor-outdoor living. Upstairs, you'll discover three spacious bedrooms, each with its own en-suite bathroom featuring custom jet showers. The master bedroom is a serene retreat with vaulted ceilings and breathtaking views. The primary en-suite is designed with a spa-like ambiance, offering a dual vanity, a luxurious steam shower, and heated floors. An adjacent laundry room adds convenience to the upper floor. The fully finished basement enhances your living experience with its impressive high ceilings. It features a private office, an additional bedroom, and a full 4-piece washroom. The expansive recreational room, complete with a wet bar, is perfect for hosting guests or enjoying family time. This home is truly a blend of modern sophistication and comfort, offering everything you need to live in style and ease. Unbeatable location close to Foothills medical centre, the bow river, few minutes to downtown and trendy Kensington village.

Inclusions: N/A

Property Listed By: Royal LePage METRO

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















