

5pc Ensuite bath
Bedroom
Game Room
4pc Bathroom

Upper
Basement
Basement
Basement

13`0" x 7`9"
10`4" x 10`0"
23`5" x 14`6"
5`6" x 11`0"

Walk-In Closet
Furnace/Utility Room
Office
2pc Bathroom

Upper
Basement
Basement
Main

5`10" x 8`0"
10`7" x 6`0"
7`4" x 10`0"
5`8" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8321AF

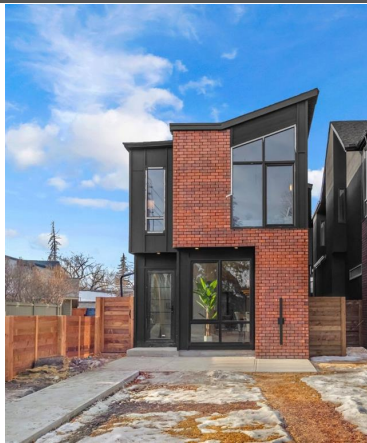
Zoning:
R-CG

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













511 30 St NW, Calgary, AB

Main Floor Exterior Area 1022.05 sq ft
Interior Area 931.91 sq ft

511 30 St NW, Calgary, AB

Upper Floor Exterior Area 1111.13 sq ft
Interior Area 1011.10 sq ft

511 30 St NW, Calgary, AB

Basement (Below Grade) Exterior Area 274.10 sq ft
Interior Area 785.01 sq ft



PREPARED: 2025/01/29



While regions are excluded from total floor area in CUDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



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