



THE
A-TEAM

**RE/MAX
FIRST**

240 30 Avenue, Calgary T2E 2C9

MLS® #: **A2194227**

Area: **Tuxedo Park**

Listing Date: **02/13/25**

List Price: **\$555,000**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 18-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

1983

Lot Information

Lot Sz Ar:

3,013 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,139

Low Sqft:

Ttl Sqft:

1,139

DOM

67

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Front Yard,Rectangular Lot Off Street

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction: **Stucco**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer**
Int Feat: **Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	66`8" x 36`4"
Bedroom - Primary	Main	39`4" x 34`5"
4pc Bathroom	Main	31`5" x 20`3"
Bedroom	Main	38`10" x 31`2"
Laundry	Main	20`6" x 19`8"
Bedroom	Lower	42`11" x 29`3"
Kitchen	Lower	39`4" x 31`5"
Storage	Lower	25`5" x 17`3"

Room	Level	Dimensions
Kitchen	Main	36`11" x 33`11"
Dining Room	Main	36`8" x 31`2"
Bedroom	Main	34`5" x 27`4"
Foyer	Main	22`5" x 14`6"
4pc Bathroom	Lower	32`3" x 32`0"
Bedroom	Lower	38`7" x 31`9"
Living Room	Lower	73`0" x 62`7"
Furnace/Utility Room	Lower	18`10" x 13`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

3980AM

Zoning:
R-CG

Remarks

Pub Rmks: **Located across from Tuxedo Park and an expansive green space, this 1/2 duplex offers 2 fully rented legal suites. Upstairs is a self contained unit with 3 bedrooms, 1 full bathroom and laundry. The principal areas of the main floor are well sized including a family sized kitchen, adjacent dining room and large living room with wood burning fireplace. The lower legal suite is also private and self contained with large principal rooms, 2 bedrooms + den/storage, full bathroom and full sized laundry. This property is in an ideal location, with easy access to centre street and 4th street, downtown, the airport and a multitude of amenities, shops and services. Most photos provided are from before tenants resided in the home.**

Inclusions: **Refrigerator, Stove, Washer & Dryer in Basement Suite**
Property Listed By: **Real Estate Professionals Inc.**

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





