



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**513 30 Street, Calgary T2N 2V4**

MLS®#: **A2194445**

Area: **Parkdale**

Listing Date: **02/14/25**

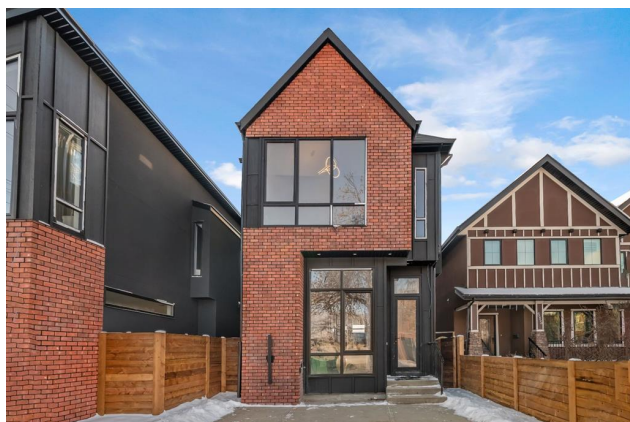
List Price: **\$1,399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2024**  
Lot Information  
Lot Sz Ar: **302 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,127**  
Low Sqft:  
Ttl Sqft: **2,127**

DOM

**57**  
Layout  
Beds: **4 (3 1)**  
Baths: **4.5 (4 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
Flooring: **Ceramic Tile,Hardwood,See Remarks**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Mud Room</b>	<b>Main</b>	<b>4`9" x 7`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`0" x 10`11"</b>
<b>Pantry</b>	<b>Main</b>	<b>8`6" x 6`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>19`0" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 15`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>7`0" x 5`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`1"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`0" x 6`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>12`0" x 10`2"</b>	<b>3pc Ensuite bath</b>	<b>Upper</b>	<b>6`0" x 6`0"</b>
<b>Laundry</b>	<b>Upper</b>	<b>6`0" x 6`1"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`0" x 9`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>15`4" x 14`0"</b>	<b>Walk-In Closet</b>	<b>Upper</b>	<b>6`4" x 13`0"</b>

Bedroom  
Game Room  
Office

Basement  
Basement  
Basement

14`6" x 11`3"  
23`9" x 14`6"  
7`4" x 10`0"

Furnace/Utility Room  
4pc Bathroom  
2pc Bathroom

Basement  
Basement  
Main

10`7" x 6`0"  
5`4" x 11`0"  
4`6" x 5`11"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

8321AF

Zoning:  
R-CG

Remarks

Pub Rmks:

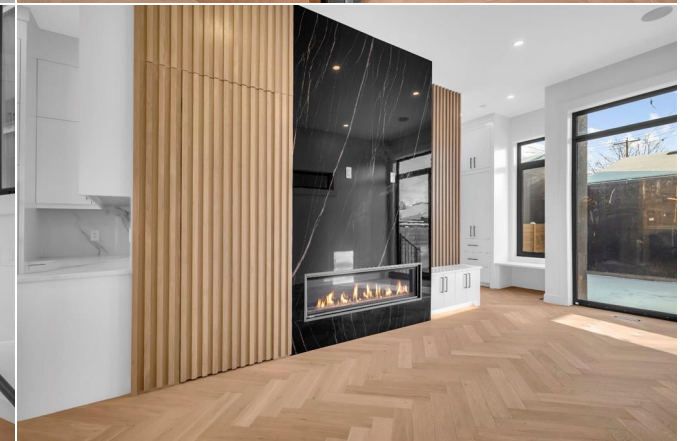
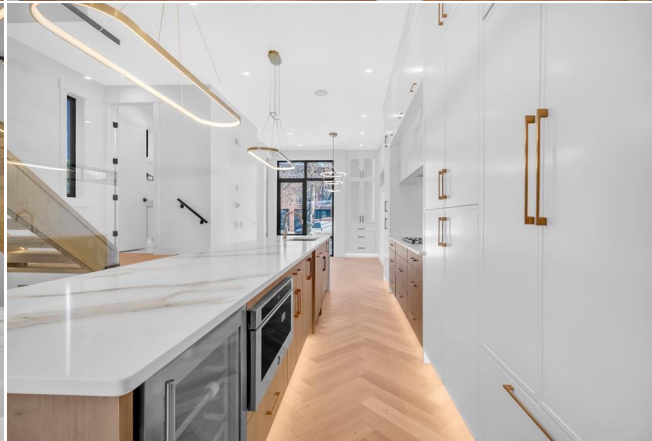
Discover the epitome of modern living in this stunning brand-new home, boasting approx 3,000 square feet of thoughtfully designed space. The main floor features soaring 11-foot ceilings and elegant 8-foot doors, creating an expansive, airy atmosphere. An open-concept layout seamlessly connects the gourmet kitchen—equipped with high-end JennAir appliances and a hidden pantry—to the inviting living room, complete with a cozy gas fireplace and patio doors that lead to outdoor entertaining space. Upstairs, you'll find three spacious bedrooms, each with its own ensuite bathroom with body jet custom showers, as well as a conveniently located laundry room. The primary suite is a true retreat, featuring a massive walk-in closet and an opulent ensuite with heated floors, a double vanity, a luxurious freestanding tub, and a custom steam shower with jets for ultimate relaxation. The finished basement offers additional living space with a fourth bedroom, full bath, recreational room w/ a wet bar, and an office, perfect for work or play. A double car detached garage provides extra convenience. Ideally situated near the Foothills medical Centre, schools, the picturesque Bow River, and lush parks, this home is perfect for those seeking both comfort and accessibility in the vibrant community of Parkdale.

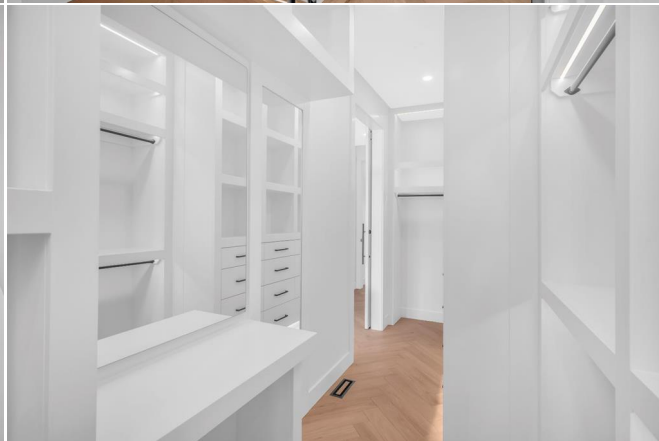
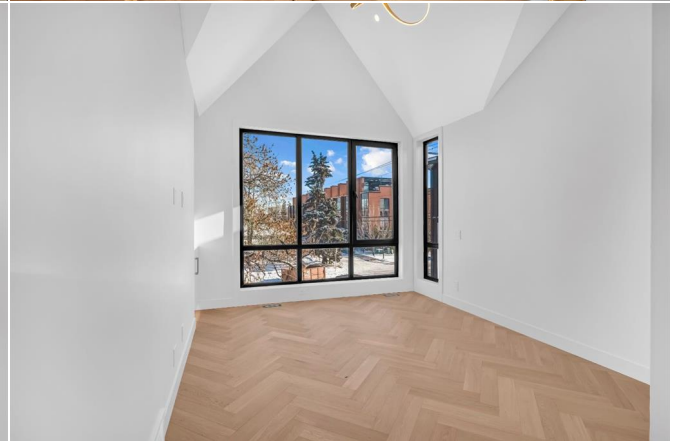
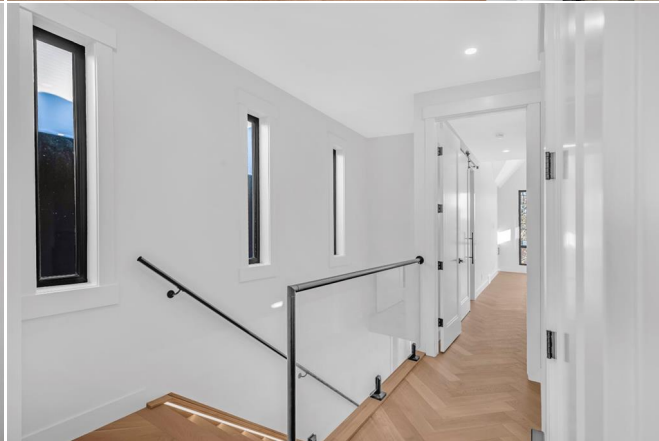
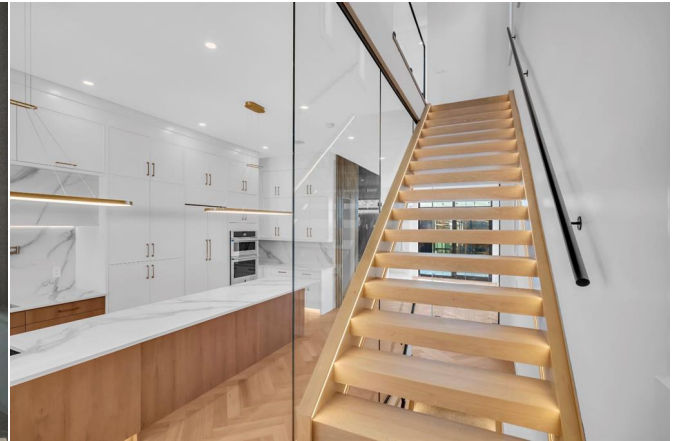
Inclusions:  
Property Listed By:

N/A  
Royal LePage METRO

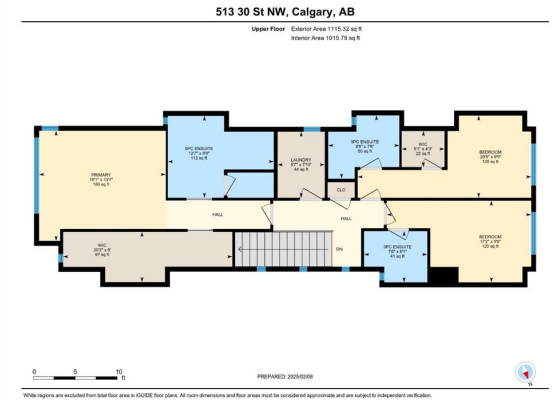
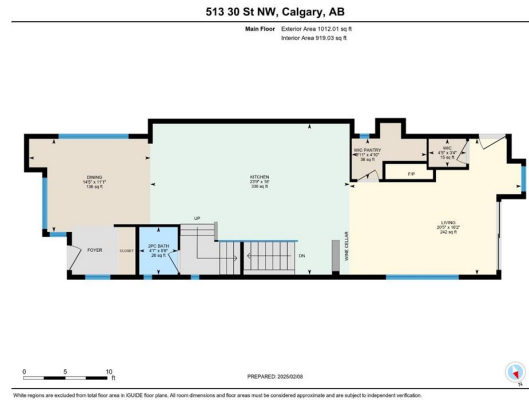
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











513 30 St NW, Calgary, AB

Basement (Below Grade) Exterior Area 852.58 sq ft  
Interior Area 710.82 sq ft



PREPARED: 2025/02/08

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

