



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**335 30 Avenue #101, Calgary T2E 2E2**

MLS®#: **A2196087**

Area: **Tuxedo Park**

Listing Date: **02/19/25**

List Price: **\$305,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1999**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:  
Lot Feat:  
Park Feat:

Finished Floor Area  
Abv Sqft: **886**  
Low Sqft:  
Ttl Sqft: **886**

**Stall**

DOM

**3**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Entrance**

Construction: **Stucco,Wood Frame**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,Stove(s),Washer**  
Int Feat: **Laminate Counters,Open Floorplan**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5`4" x 7`6"</b>	<b>Living Room</b>	<b>Main</b>	<b>15`10" x 11`5"</b>
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>11`3" x 10`6"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`10" x 10`2"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>3`1" x 4`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`1" x 15`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`5" x 4`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$425**

Title:  
**Fee Simple**

Zoning:  
**M-C1**

Fee Freq:  
**Monthly**

Legal Desc: **9913358**

Remarks

Pub Rmks: **Welcome to your urban oasis in the heart of Tuxedo, one of Calgary's most coveted inner-city communities! This charming 2-bedroom, 2-bathroom apartment is nestled in a quiet, highly desirable low-rise condo building, offering the perfect blend of tranquility and convenience. Just a short drive from Downtown Calgary and the airport, this location is ideal for professionals, downsizers, or anyone seeking a vibrant yet peaceful lifestyle. This well-managed complex includes an assigned parking stall and ample visitor parking, ensuring ease for you and your guests. Step outside and discover why Tuxedo is a perennial favorite—top-notch restaurants, boutique shopping, cozy coffee shops, parks, schools, and public transit are all just steps away. With quick access to major roadways like Deerfoot Trail, connectivity is effortless. Don't miss this rare opportunity to own in a prime location that combines the best of inner-city living with the comfort of a tight-knit community. Schedule your viewing today—this gem won't last long!**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









