

33 30 Avenue, Calgary T2S 2Y4

MLS®#: **A2198163** Area: **Erlton** Listing Date: **03/07/25** List Price: **\$1,495,000**
 Status: **Pending** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **5,177 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached,Heated Garage,Insulated**

Finished Floor Area
 Abv Sqft: **2,723**
 Low Sqft:
 Ttl Sqft: **2,723**

DOM
3
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Cedar,Stucco,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Ext Feat: **BBQ gas line,Fire Pit,Lighting** Water Source: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Warming Drawer,Washer,Water Softener,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Pantry,Quartz Counters,Skylight(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: **Fee Simple** Zoning: **M-CG**
 Legal Desc: **960AM**

Remarks

Pub Rmks: **Nestled in the heart of one of Calgary's most coveted inner-city enclaves, this exquisitely crafted custom home in Erlton offers an unparalleled blend of luxury,**

sophistication, and urban convenience. Boasting over 3,900 sq. ft. of meticulously designed living space, this residence captures panoramic, unobstructed views of the downtown skyline from every level—an extraordinary backdrop for both everyday family living and grand entertaining. Beyond the striking façade, a gracious foyer welcomes you into an interior defined by refined craftsmanship and contemporary design. The formal dining room sets the stage for elegant gatherings, while a private main-floor office provides an inspiring workspace. The heart of the home is the open-concept great room, where custom built-ins, a sleek modern gas fireplace, and expansive 'tilt and turn' patio doors seamlessly connect indoor and outdoor living. The chef's kitchen is a culinary sanctuary, featuring a striking 9' island and a thoughtfully designed butler's pantry. A serene retreat, the primary bedroom is positioned to take full advantage of the breathtaking views, complete with a private terrace, a spa-inspired ensuite with a soaking tub and steam shower, and an expansive walk-in closet with direct access to the laundry room. Two additional bedrooms, a stylish main bath with make-up counter, and a study nook complete the upper level. Designed for both relaxation and entertainment, the fully developed lower level offers a fourth bedroom, full bath, a sophisticated wine room, wet bar, and a spacious recreation & games room. High-end appointments abound, including 9' ceilings, wide-plank hardwood, two high-efficiency furnaces, in-floor heating, air conditioning, and premium aggregate sidewalks and patio. Private, sun drenched south backyard with maintenance free deck is complete with patio & fire pit for evening soirees. Additional parking pad adjacent to the oversized double car garage provides ample space for all your toys. Ideally situated, this exceptional family home is just steps from the scenic Elbow River pathways, MNP Sport & Community Centre, Stampede Park, the upcoming event centre, and the vibrant restaurants and boutiques of 4th Street. Also close to Roxboro dog park, tennis courts, outdoor skating and located in the Western Canada High School draw zone. A rare offering that must be seen to be truly appreciated.

Inclusions:

Property Listed By:

Fire Pit, Wine room racking, bar dishwasher and bar fridge lower level

Sotheby's International Realty Canada

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











