



GRASSROOTS
REALTY GROUP

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421 30 Avenue NW
Calgary, Alberta

MLS # A2223089



\$775,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,425 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, Walk-In Closet(s)		

Inclusions: TV Wall Mount, Smart Switches

This impeccably maintained home in Mount Pleasant is filled with high-end upgrades & thoughtful details throughout. Major updates include a new furnace & A/C, interior paint, a full laundry room & bathroom renovation, new washer & dryer, a stunning wine cellar, fireplace in the primary suite, & new front steps & landing — every corner of this home has been elevated with quality & care. The exterior immediately impresses with acrylic stucco & stonework that perfectly complement the south-facing yard. The heated double garage offers abundant built-in shelving & cabinets, providing both functionality & comfort. Step inside to find a bright, open-concept layout enhanced by soaring ceilings & natural light. The chef-inspired kitchen is a true showpiece featuring exotic African Mombasa granite, travertine marble, stainless steel appliances, Hunter Douglas blinds, & generous cabinetry — all seamlessly flowing into the dining & living areas, ideal for entertaining. A cozy fireplace & sunroom off the back of the home create the perfect space to unwind year-round. Upstairs, the primary bedroom is a private retreat, highlighted by a remote-controlled gas fireplace, custom blackout drapes, a walk-in closet, & a versatile workout or sunroom. The lower level has been extensively wired, making it ideal for a home office or media room, & features a beautifully designed wine cellar—perfect for entertaining. With even more built-ins & ample storage, this level combines function, comfort, & style. Every inch of this home reflects pride of ownership, modern comfort, & timeless elegance — a true Mount Pleasant treasure you won’t want to miss.