



GRASSROOTS
REALTY GROUP

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434 30 Avenue NW
Calgary, Alberta

MLS # A2248288



\$859,500

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,956 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Treed		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Jetted Tub, Quartz Counters, Recessed Lighting, See Remarks, Skylight(s), Walk-In Closet(s), Wet Bar		

Inclusions: Alarm System, backyard above ground watering system for 3 flower beds, wall mounts for tv's (tv's not included).

Welcome to this modern home in Mount Pleasant, just steps from Confederation Park and minutes to DOWNTOWN, U of C, and SAIT. With OVER 2,800 SQ. FT. of beautifully designed living space, this property blends style, comfort, and functionality. The main level is bright and open, showcasing WIDE PLANK HARDWOOD floors, a dramatic OPEN-RISER STAIRCASE, and a stone-accented fireplace. The chef's kitchen is equipped with sleek cabinetry, QUARTZ counters, a 6-burner GAS COOKTOP, built-in wall oven, and a large island with wine storage, perfect for everyday living and entertaining. Upstairs, the VAULTED primary retreat offers a PRIVATE BALCONY, custom walk-in closet, and SPA-INSPIRED ENSUITE with dual vanities, a JETTED TUB, oversized rain shower, and skylights. Two additional bedrooms share a full bath, while an OPEN DEN WITH CUSTOM BUILT-IN CABINETRY creates an ideal home office or study space. A convenient LAUNDRY ROOM WITH SINK completes this level. The FULLY DEVELOPED BASEMENT extends your living space with a second fireplace, BUILT-IN MEDIA SHELVING, a WET BAR with beverage fridge, a fourth bedroom, and a luxurious STEAM SHOWER. Outside, the sunny, LANDSCAPED BACKYARD offers the best of inner-city living with enough outdoor space to relax, entertain, and garden, a rare combination of privacy and space so close to it all. The detached DOUBLE GARAGE is insulated and drywalled, while CENTRAL AIR CONDITIONING ensures year-round comfort. This coveted location provides access to TOP SCHOOLS, the winter club, golf, shops, cafes, and an easy commute to DOWNTOWN. Do not miss your chance to enjoy the perfect balance of high-end design and everyday practicality. Book your private showing today.

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