



GRASSROOTS
REALTY GROUP

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30 Coleridge Road NW
Calgary, Alberta

MLS # A2264570



\$849,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,065 sq.ft.	Age:	1957 (68 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Recessed Lighting, Vinyl Windows		

Inclusions: Patio Furniture, Fire Pit, Ring Doorbell.

OPEN HOUSE Sat Oct 18th 2-4 pm Welcome to this thoughtfully renovated 4-bedroom, 2-bath bungalow offering over 1,900 sq. ft. of beautifully finished living space in one of Calgary's most desirable inner-northwest communities. Inside, natural light fills the open-concept main floor, blending modern design with timeless comfort. The stunning kitchen showcases sleek two-tone cabinetry, quartz countertops, a large island with seating, and stainless-steel appliances—perfect for everyday living or entertaining. The spacious living room enjoys views of mature trees through a picture window and a cozy gas fireplace, while the adjoining dining area provides the perfect setting for family dinners. Two generous bedrooms and a stylish 4-piece bathroom complete the main level. The fully developed lower level brings exceptional versatility with two additional bedrooms, a full bathroom, a comfortable recreation area with wet bar, and a bright laundry room—ideal for families, guests, or a work-from-home setup. Step outside to enjoy multiple outdoor spaces: a large front deck perfect for morning coffee, a private rear patio with fire-pit area, and a rare rooftop patio above the garage—a peaceful retreat for evenings under the stars. The attached single-car garage and additional off-street parking add year-round convenience. With a newer furnace, hot water tank, windows, A/C, roof, and sewer line, all the big-ticket items have been taken care of, giving you complete peace of mind. Located on a quiet, tree-lined street, this home is just minutes from Confederation Park, SAIT, the Winter Club, and downtown. With quality craftsmanship, smart updates, and a welcoming atmosphere, this home delivers modern living in a mature, established neighbourhood.

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