



GRASSROOTS
REALTY GROUP

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202 30 Avenue NW
Calgary, Alberta

MLS # A2264722



\$659,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,648 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: N/A

Enjoy refined urban living in this beautifully crafted semi-detached home, perfectly located on a quiet tree-lined street in the heart of Tuxedo Park—just minutes from downtown, Confederation Park, transit, and local schools. Spanning three levels of air-conditioned comfort, this four-bedroom residence showcases timeless details like rich hardwood floors and plantation shutters. The bright south-facing living room welcomes natural light through a charming bay window and flows seamlessly into the formal dining area. Beyond, the inviting family room features a cozy gas fireplace accented by an elegant brick feature wall. The kitchen is both stylish and functional, with granite countertops, a custom mosaic backsplash, oak cabinetry, and stainless steel appliances. A convenient two-piece powder room completes the main floor. Upstairs, the spacious primary bedroom captures downtown views and offers dual closets and a large bay window. A skylight bathes the main bathroom in natural light, complementing the jetted tub, separate shower, and tile floors. The finished lower level includes a fourth bedroom, updated bathroom with glass shower, recreation room wired for surround sound, office area, and ample storage. Outside, the low-maintenance fenced backyard features a tiered cedar deck—ideal for entertaining—and the heated double garage includes 220V power, perfect for a workshop or future EV charging. This move-in ready home perfectly balances comfort, style, and inner-city convenience!