



134 30 Avenue NW
Calgary, Alberta

MLS # A2291979



\$509,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	699 sq.ft.	Age:	1912 (114 yrs old)
Beds:	1	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Cedar, Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, No Smoking Home, Storage		

Inclusions: n/A

"This Is a Private Residence, Man." Look, we're not gonna sit here and tell you this is some kinda mansion, because it's not. But what we are gonna tell you is that this place — this beautiful one-and-a-half story home tucked into the heart of Tuxedo — has a certain... what's the word... character, man. A vibe. The Dude would approve. The street is quiet. Tree-lined. The kind of street where nobody's gonna bother you, where you can sit in your housecoat on a Tuesday morning and nobody's gonna say a goddamn word about it. Fifteen minutes from downtown — not that you're in any particular hurry. Inside, we're talking hardwood floors you could slide across in your socks, a fireplace for those nights when a White Russian and some Creedence just makes sense, and open beam ceilings in the kitchen that give the whole place this kind of... bowling alley-adjacent gravitas. One bedroom, a den — call it what you want, man, an office, a meditation space, a place to keep your rug — and main-floor laundry with storage. The backyard is large, private, and perfect for gatherings that may or may not involve lawn chairs, strong beverages, and prolonged philosophical discussions about what it all means. Single-car garage. New windows. Updated exterior. The whole thing really ties the block together. Close to Confederation Park, shopping, restaurants, transit. First-time buyer. Investor. This would be a perfect airbnb, that could generate ~\$40,000 in yearly income. Don't be a nihilist about your future, man. Call your realtor. The Dude abides — but not forever. This one's gonna move.