



**1022 30 Avenue NW
Calgary, Alberta**

MLS # A2300227



\$799,900

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,462 sq.ft.	Age:	1957 (69 yrs old)
Beds:	5	Baths:	2
Garage:	Alley Access, Double Garage Detached, Oversized, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Fruit Trees/Shrub(s), Landscaped, Lawn, Rectangular Lot, Under		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: TV mount on main floor

****OPEN HOUSE SATURDAY 12-4PM**** Welcome to this beautifully maintained bungalow in the highly sought-after community of Cambrian Heights, just steps from Confederation Park. Offering a total of 5 bedrooms (3 up, 2 down), this home is perfect for families, investors, or those seeking additional space, and it even has a second kitchen in the basement for your favourite in law!! The main floor features gleaming hardwood floors throughout and an inviting layout filled with natural light. The kitchen is a true standout, showcasing custom "Downsview" luxury cabinetry, a dedicated coffee station, and a premium Sub-Zero refrigerator perfect for everyday living and entertaining alike. This vintage yet modern design was light years ahead of its time and the current trends with built in pantry, tons of drawers, pull outs, space savers and much more. With 2 family rooms, a designated dining room, an eating nook and large kitchen space on the main floor the versatility is endless. The floor plan lends to both intimate family gatherings and large parties! A skylight over the eating nook enhances the space with warm, natural light. Natural light in this home is exceptional and it follows you throughout it. This home has been meticulously cared for and thoughtfully updated over the years including new triple-pane windows installed in 2024, hot water tank replaced in 2019, roof being approx 15 years old and so much more. The basement has a separate entrance and offers a second kitchen, 2 bedrooms, large family rooms, storage offering excellent flexibility for extended stays. The yard and its location adds to the charming interior ! Tasteful, functional and created spaces are perfect for any sized family life. Some stand outs: a large front deck, mature trees, year around RV PARKING, a fully fenced yard, detached double car garage, interlocking rear patio, and privacy galore.

Located in a prime inner-city neighborhood close to parks, schools, dog parks, pathways systems, amenities, restaurants, cafe's and CB's Drive-In!! This is a rare opportunity to own a turnkey home in Cambrian Heights and be just steps to the popular Confederation Park!!