



102, 339 30 Avenue NE
Calgary, Alberta

MLS # A2133329



\$349,900

Division:	Tuxedo Park		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	890 sq.ft.	Age:	1999 (25 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 400
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1 d82
Foundation:	-	Utilities:	-
Features:	See Remarks		

Inclusions: none

FANTASTIC PRICE POINT | 2 SPACIOUS BEDROOMS | 2 FULL BATHROOMS | WALK TO AMENITIES, PARKS, SCHOOLS AND TRANSIT | HIGH END STAINLESS STEEL APPLIANCES | BONUS IN-SUITE LAUNDRY. Rare opportunity to enjoy a fantastic lifestyle in the amenity-rich neighborhood of Tuxedo Park, an established sought-after community in Calgary where pride of home ownership is evident. Perfect opportunity to call this RENOVATED, spacious, move-in ready 2 bedroom 2 bath condo your new home or for an investor to add to their portfolio. As you enter into your dream residence you will notice the open concept design perfect for entertaining and get togethers. This home features modern elegance with all the amenities you need. Natural light fills the main living space of this unit thanks to the large windows. Access the expansive balcony through French doors perfect for entertaining and evening BBQ's. This spacious unit features two bedrooms, each very spacious with large windows and plenty of closet space. The master suite features an ensuite bathroom for added privacy including a bathtub perfect for evening relaxation and finished with stone counter tops. The secondary bedroom features a large walk-in closet. The living room equipped with a gas fireplace as a focal point and is open to the dining area and kitchen with ample cabinet space, high-end Samsung stainless appliances and stone counter tops. This unit features the convenience of in-suite laundry, its own furnace and hot water heater, and surface parking spot. This prime location is a true gem, offering easy access to pathways for morning runs and evening strolls, walking distance to shopping, restaurants and entertainment and a short commute to downtown. If you're ready to upgrade your lifestyle at a great price point, call your favorite agent right away and book your showing as this

unit is truly one to be desired and will not last long.