



419 30 Avenue NE
Calgary, Alberta

MLS # A2176943



\$879,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,658 sq.ft.	Age:	1981 (43 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Street Lighting, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: N/A

****OPEN HOUSE Sun Nov. 3rd 3pm-5:30pm**** Located in the established neighborhood of Winston Heights-Mountview, this extremely well built and well-maintained family home exudes warmth and character, showcasing timeless oak accents and quality craftsmanship. Thoughtfully designed with a family-friendly layout, this 2664 sq.ft. residence offers spacious living and dining areas bathed in natural light thanks to the large picture windows and beautifully placed sky lights, complemented by oak-trimmed windows, custom millwork, and ceramic tile floors that add a touch of elegance throughout. The well-appointed kitchen includes ample cabinetry and counter space, perfect for home-cooked meals and entertaining. Upstairs, the generously sized bedrooms provide comfort and privacy, with the primary suite offering an ensuite and ample closet space. The basement is fully finished, featuring an illegal suite, versatile recreation area ideal for a home theater or additional family room. Additionally, this home offers a large crawl space ensuring plenty of storage space and a large hobby room that was used for wine making, canning and sausage making! Outside, the backyard is a true retreat, complete with mature trees, a large outdoor patio that could easily be transformed into a 4-season sunroom, and plenty of space for kids or pets to play. Perfectly positioned near schools, parks, and a short commute to downtown, this home combines the charming architecture with the vibrancy of a thriving community.