

202 30 Avenue NW  
 Calgary, Alberta

MLS # A2264722



**\$659,000**

|                    |                                                                        |               |                   |
|--------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b>   | Tuxedo Park                                                            |               |                   |
| <b>Type:</b>       | Residential/Duplex                                                     |               |                   |
| <b>Style:</b>      | 2 Storey, Attached-Side by Side                                        |               |                   |
| <b>Size:</b>       | 1,648 sq.ft.                                                           | <b>Age:</b>   | 1995 (30 yrs old) |
| <b>Beds:</b>       | 4                                                                      | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>     | 220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated      |               |                   |
| <b>Lot Size:</b>   | 0.07 Acre                                                              |               |                   |
| <b>Lot Feat:</b>   | Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap |               |                   |
| <b>Heating:</b>    | Forced Air, Natural Gas                                                |               |                   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood, Slate                                  |               |                   |
| <b>Roof:</b>       | Asphalt Shingle                                                        |               |                   |
| <b>Basement:</b>   | Full                                                                   |               |                   |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                     |               |                   |
| <b>Foundation:</b> | Poured Concrete                                                        |               |                   |
| <b>Features:</b>   | Breakfast Bar                                                          |               |                   |
| <b>Water:</b>      | -                                                                      |               |                   |
| <b>Sewer:</b>      | -                                                                      |               |                   |
| <b>Condo Fee:</b>  | -                                                                      |               |                   |
| <b>LLD:</b>        | -                                                                      |               |                   |
| <b>Zoning:</b>     | R-CG                                                                   |               |                   |
| <b>Utilities:</b>  | -                                                                      |               |                   |

**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!