

**314 30 Avenue NE**  
**Calgary, Alberta**

**MLS # A2310042**



**\$859,900**

<b>Division:</b>	Tuxedo Park		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,945 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Off Street		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Rectangular		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Skylight(s), Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Elliptical

~Open House June 13th 1-3PM~ Welcome to this beautifully designed half duplex nestled in the highly sought-after community of Tuxedo Park. Offering a perfect blend of luxury, functionality, and modern finishes, this home features an open-concept main floor with 9-ft high ceilings, rich hardwood flooring throughout the main and upper levels, and an inviting living room highlighted by a Stone-plated gas fireplace with custom built-in shelving. The stunning kitchen is equipped with granite countertops and a beautiful backsplash, stainless steel appliances, a large center island, soft-close drawers, sleek ceiling-height cabinetry offering abundant storage and pantry space making it ideal for both everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find two generously sized bedrooms sharing a 4-piece bathroom, along with a spacious primary retreat featuring vaulted ceilings, a walk-in closet with built-in shelving, and a luxurious 5-piece ensuite complete with dual sinks, a soaker tub, and a separate glass shower. The upper-level laundry room offers added convenience with a sink. The skylight provides beautiful natural light. The fully finished basement adds even more living space with cozy carpet flooring, a large family/recreation area, a fourth bedroom with its own walk-in closet, a 3-piece bathroom, and additional storage tucked conveniently under the stairs. Outside, enjoy low-maintenance landscaping in both the front and backyard, a cozy rear deck perfect for relaxing and enjoying sunset views, and a double detached insulated garage. The house is roughed in for central vac. Stay comfortable all summer long with the added luxury of central air conditioning. Located in the heart of Tuxedo Park, this home is surrounded by some of Calgary’s most popular local restaurants, cafés, and amenities,

including Rosso Coffee Roasters, Queens Breakfast Cocktails, Boogie's Burgers, and Lina's Italian Market & Cafe. Enjoy quick access to downtown, Centre Street, Edmonton Trail, Deerfoot Trail, 16th Avenue, schools, and just steps from the newly updated Tuxedo Park community park and popular beach volleyball courts, this home offers the perfect balance of inner city convenience and active outdoor living!