

**529 30 Avenue NW**  
**Calgary, Alberta**

**MLS # A2318972**



**\$824,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,801 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Door Opener, Insulated, Side By Side		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Landscaped, Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Recessed Lighting, Walk-In Closet(s)		
<b>Inclusions:</b>	Built In Microwave, TV Wall-Bracket(s), Patio lights on fence, Fire Pit in front yard		

Welcome to this beautifully appointed, semi-detached two-storey in the heart of Mount Pleasant, one of Calgary's most highly prized and walkable communities for young families. Offering over 3 levels of thoughtfully designed living space, 4 bedrooms, 3.5 bathrooms, numerous recent upgrades and an exceptional location, this home delivers the perfect balance of urban convenience and family focused living. The bright and inviting main floor features 9-foot ceilings and great layout designed for both everyday living and entertaining. A stunning natural gas fireplace creates an elegant focal point between the living room and the kitchen and dining areas, providing warmth and separation while maintaining an open feel throughout the space. The kitchen is sure to impress with quartz countertops, a large centre island, gas cooktop, built-in wall oven, newer dishwasher, and a spacious walk-in pantry. At the rear of the home, a functional mudroom helps keep busy family life organized while providing convenient access to the backyard and garage. Upstairs, the spacious primary retreat offers a spa-inspired 5-piece ensuite and ample closet space, while two additional bedrooms share a well-appointed 4-piece bathroom, making it an ideal layout for growing families. The fully developed basement adds even more flexibility with a fourth bedroom, a full 4-piece bathroom and a generous recreation room that works equally well as a teenager's retreat, media room, home office or guest accommodation. The current owners have continued to enhance the property with several thoughtful improvements, including a newer central air conditioning unit, a low-maintenance rear deck ideal for summer barbecues and outdoor dining, and an attractive front patio that creates a welcoming space to relax and connect with neighbours. The detached garage has also been upgraded

with insulation, drywall, fresh paint and a Husky slat-wall storage system, providing excellent organization and year-round functionality. Location is where this home truly shines. Just steps away, Horsy Park has become a favourite gathering place for local families, offering a playground and green space where children can play while neighbours connect. A short walk leads to Confederation Park, one of Calgary's premier urban parks, featuring kilometres of pathways, mature trees, picnic areas, tennis courts and beautiful open spaces for walking, cycling and year-round recreation. Families will also appreciate the excellent selection of nearby schools, community amenities and recreational opportunities, including the Mount Pleasant Sportsplex, Community Association and outdoor swimming pool. Commuting is effortless with Express Bus service to downtown just a short walk away, from 4th Street and Centre Street, while the shops, caf&ecute;s, restaurants and everyday amenities of 4th Street NW are close at hand. This is a rare opportunity to own a move-in ready family home in an established inner-city neighbourhood.