

\$555,000 - 240 30 Avenue Ne, Calgary

MLS® #A2194227

\$555,000

5 Bedroom, 2.00 Bathroom, 1,140 sqft
Residential on 0.07 Acres

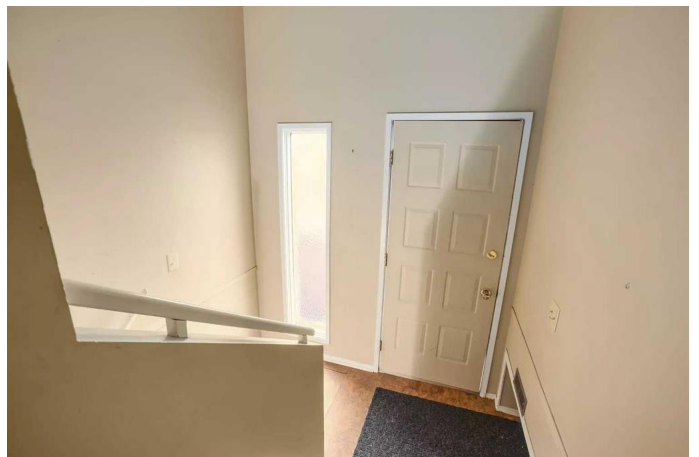
Tuxedo Park, Calgary, Alberta

Located across from Tuxedo Park and an expansive green space, this 1/2 duplex offers 2 fully rented legal suites. Upstairs is a self contained unit with 3 bedrooms, 1 full bathroom and laundry. The principal areas of the main floor are well sized including a family sized kitchen, adjacent dining room and large living room with wood burning fireplace. The lower legal suite is also private and self contained with large principal rooms, 2 bedrooms + den/storage, full bathroom and full sized laundry. This property is in an ideal location, with easy access to centre street and 4th street, downtown, the airport and a multitude of amenities, shops and services. Most photos provided are from before tenants resided in the home.

Built in 1983

Essential Information

MLS® #	A2194227
Price	\$555,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,140
Acres	0.07
Year Built	1983
Type	Residential
Sub-Type	Semi Detached



Style Side by Side, Bi-Level
Status Active

Community Information

Address 240 30 Avenue Ne
Subdivision Tuxedo Park
City Calgary
County Calgary
Province Alberta
Postal Code T2E 2C9

Amenities

Parking Spaces 2
Parking Off Street

Interior

Interior Features Storage
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating Forced Air
Cooling None
Fireplace Yes
of Fireplaces 1
Fireplaces Wood Burning
Has Basement Yes
Basement Finished, Full, Suite

Exterior

Exterior Features None
Lot Description Back Lane, Back Yard, Front Yard, Rectangular Lot
Roof Asphalt
Construction Stucco
Foundation Poured Concrete

Additional Information

Date Listed February 13th, 2025
Days on Market 49
Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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