

# \$699,900 - 113 30 Avenue Nw, Calgary

MLS® #A2206526

**\$699,900**

3 Bedroom, 4.00 Bathroom, 1,445 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Welcome to this rare opportunity to own your own home with a Legal basement suite in the sought after community of Tuxedo Park! Located on a quiet street, the main floor features a spacious family room with large windows, a convenient location for working from home, a chic kitchen and a separate living room with a wood burning fireplace! The upper floor features a Primary bedroom with a nice size ensuite and walk-in closet. There is another large bedroom, a full second bathroom, and a separate laundry room upstairs. Air conditioning was installed in 2022!

The basement legal suite was renovated in 2023 and has its own separate entrance, kitchen, spacious bedroom, 3-piece bathroom and separate laundry.

The Legal basement suite adds significant value and offers flexibility as a mortgage helper, separate area for adult children or take advantage of the convenient location and rent both the upstairs and downstairs long or short term. Parking is no issue with a single detached garage, an additional parking pad, and ample street parking.

Enjoy awesome neighbourhood businesses like Citizen Brewing, Lina's Italian Market, Rosso Coffee, 4th Spot and many others. Close to schools and shopping, and a quick 10 minute drive or 15 minute bike ride to downtown! Call to book your private showing today!



Built in 1987

## Essential Information

MLS® #	A2206526
Price	\$699,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,445
Acres	0.07
Year Built	1987
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	113 30 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M2N1

## Amenities

Parking Spaces	2
Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	No Smoking Home, Separate Entrance
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning

Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.