

\$880,000 - 434 30 Avenue Nw, Calgary

MLS® #A2248288

\$880,000

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this modern home in Mount Pleasant, just steps from Confederation Park and minutes to DOWNTOWN, U of C, and SAIT. With OVER 2,800 SQ. FT. of beautifully designed living space, this property blends style, comfort, and functionality. The main level is bright and open, showcasing WIDE PLANK HARDWOOD floors, a dramatic OPEN-RISER STAIRCASE, and a stone-accented fireplace. The chef's kitchen is equipped with sleek cabinetry, QUARTZ counters, a 6-burner GAS COOKTOP, built-in wall oven, and a large island with wine storage, perfect for everyday living and entertaining. Upstairs, the VAULTED primary retreat offers a PRIVATE BALCONY, custom walk-in closet, and SPA-INSPIRED ENSUITE with dual vanities, a JETTED TUB, oversized rain shower, and skylights. Two additional bedrooms share a full bath, while an OPEN DEN WITH CUSTOM BUILT-IN CABINETRY creates an ideal home office or study space. A convenient LAUNDRY ROOM WITH SINK completes this level. The FULLY DEVELOPED BASEMENT extends your living space with a second fireplace, BUILT-IN MEDIA SHELVING, a WET BAR with beverage fridge, a fourth bedroom, and a luxurious STEAM SHOWER. Outside, the sunny, LANDSCAPED BACKYARD offers the best of inner-city living with enough outdoor space to relax, entertain, and garden, a rare combination of privacy and space so close to it all. The detached DOUBLE GARAGE is insulated and drywalled, while CENTRAL AIR



CONDITIONING ensures year-round comfort. This coveted location provides access to TOP SCHOOLS, the winter club, golf, shops, cafes, and an easy commute to DOWNTOWN. Do not miss your chance to enjoy the perfect balance of high-end design and everyday practicality. Book your private showing today. (id:6289)

Built in 2013

Essential Information

Listing #	A2248288
Price	\$880,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,956
Acres	0.07
Year Built	2013
Type	Single Family
Sub-Type	Freehold

Community Information

Address	434 30 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M2N4

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping
Features	Treed, See remarks, Back lane, Wet bar
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Water softener, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, See remarks, Window
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	Coverings, Garage door opener
Heating	Natural gas Other, Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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