

\$664,000 - 61 30 Avenue Sw, Calgary

MLS® #A2250158

\$664,000

2 Bedroom, 2.00 Bathroom, 1,422 sqft

Single Family on 0.00 Acres

Erlton, Calgary, Alberta

Nestled on a serene street in the prestigious community of Erlton, this exquisite townhouse offers an unparalleled blend of elegance and urban convenience. Just a short walk to Mission and the charming Roxboro dog park, this home is perfectly situated for those seeking a vibrant yet tranquil lifestyle. The main floor welcomes you with its rich hardwood floors, soaring 9-foot ceilings, and fresh paint, creating a bright and inviting atmosphere. The living room, bathed in natural light, opens onto a private front deck, while the dining area provides ample space for entertaining. The kitchen is a chef's dream, featuring 2 tone European-style cabinetry, quartz countertops, a peninsula island adorned with a marble herringbone backsplash, and stainless steel appliances, including a gas range and pantry. Upstairs, the master bedroom is a true retreat, offering breathtaking views of downtown, double closets, and a luxurious en-suite bathroom complete with a soaking tub. A second generously sized bedroom and a well-appointed family bathroom complete this level. The upper loft is a sunlit haven, boasting vaulted ceilings, skylights, and an expansive open space perfect for a family room, sitting area, or home office. Step out onto the rooftop patio to take in the spectacular views of Downtown and Stampede Park, an ideal spot for enjoying fireworks during the Rodeo or Canada Day celebrations. The basement is designed for both function and style, featuring



a spacious gym area with industrial-inspired exposed ceilings, a laundry room, and additional storage in the furnace room. This home also includes a single parking spot in the shared detached garage, with ample free street parking available. Offering a seamless inner-city lifestyle without the congestion, this townhouse is the crown jewel of the complex, combining luxury, comfort, and convenience in one remarkable package. (id:6289)

Built in 2015

Essential Information

Listing #	A2250158
Price	\$664,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,422
Acres	0.00
Year Built	2015
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	61 30 Avenue Sw
Subdivision	Erlton
City	Calgary
Province	Alberta
Postal Code	T2S2Y4

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, PVC window, Closet Organizers, No Smoking Home, Parking
Parking Spaces	1
Parking	Detached Garage, Garage, Other
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Gas stove(s), Dishwasher, Dryer, Microwave Range Hood Combo, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	3
Has Basement	Yes

Exterior

Exterior	Stone, Stucco
Exterior Features	Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office CIR Realty



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