

202 30 Avenue NW
Calgary, Alberta

MLS # A2264722



\$659,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,648 sq.ft.	Age:	1995 (30 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		
	Water:	-	
	Sewer:	-	
	Condo Fee:	-	
	LLD:	-	
	Zoning:	R-CG	
	Utilities:	-	

Enjoy refined urban living in this beautifully crafted semi-detached home, perfectly located on a quiet tree-lined street in the heart of Tuxedo Park—just minutes from downtown, Confederation Park, transit, and local schools. Spanning three levels of air-conditioned comfort, this four-bedroom residence showcases timeless details like rich hardwood floors and plantation shutters. The bright south-facing living room welcomes natural light through a charming bay window and flows seamlessly into the formal dining area. Beyond, the inviting family room features a cozy gas fireplace accented by an elegant brick feature wall. The kitchen is both stylish and functional, with granite countertops, a custom mosaic backsplash, oak cabinetry, and stainless steel appliances. A convenient two-piece powder room completes the main floor. Upstairs, the spacious primary bedroom captures downtown views and offers dual closets and a large bay window. A skylight bathes the main bathroom in natural light, complementing the jetted tub, separate shower, and tile floors. The finished lower level includes a fourth bedroom, updated bathroom with glass shower, recreation room wired for surround sound, office area, and ample storage. Outside, the low-maintenance fenced backyard features a tiered cedar deck—ideal for entertaining—and the heated double garage includes 220V power, perfect for a workshop or future EV charging. This move-in ready home perfectly balances comfort, style, and inner-city convenience!