

\$1,150,000 - 1010 30 Avenue Nw, Calgary

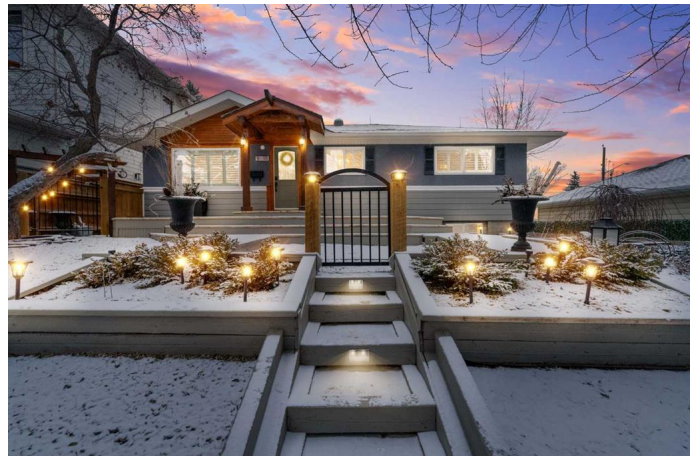
MLS® #A2201825

\$1,150,000

5 Bedroom, 2.00 Bathroom, 1,118 sqft
Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

Secluded in one of Cambrian Heights best kept secrets and desirable locations with a short stroll down to Confederation Park. Perched on a 65 foot wide lot; this beautiful upgraded home, offers character seamless architecture from the late 50's style that is still present today. First time on the Open Market this stylish bungalow has been in the same family for close to 20 yrs that offers a new chapter for a new family to take the reigns and enjoy what this property has to offer and a location that you will fall in love with. As you walk in, you are greeted with warmth, with the refinished original hardwood floors, exposed with an open family room and formal dining room. The upgraded kitchen is functional, plenty of cupboard space with a built-in double oven, 4 x burner gas counter-top stove and plenty of granite counter space. The main has 3 x good sized bedroom, large closets in each room, solid core glass doors that flows the natural light through the home and a functional upgraded main floor 3-pce bathroom. The lower level is also bright and open with newer installed expanded windows that was completely renovated back in 2010 with new heating & Air - ducting system, electrical panel & wiring, flooring and professionally painted thru-out and solid core interior glass doors. It offers a large entertainment area with an open concept design and custom built in cabinets, featuring a centrally located gas fireplace. An option for a second master bedroom is offered with an additional 5th bedroom or home office.



You'll be so impressed with this huge 5 pc bathroom, complementary with travertine tile including double sinks, classic Victorian - era crawl-tub and large shower stall with body spray not to mention; the lower level is pre-wired for a projector and sounds system bar fridge & sink. The large bright laundry room is functional and could be easily converted to a secondary kitchen if desired with 220 v pre-wired and pre-cored ready for an hood-fan. Newer installed high efficiency H-Water tank (2022) new Carrier furnace (2008) and New electrical panel (2009) All with approved City permits including framing & plumbing. With a south facing front view and unobstructed views of Calgary's pioneering "Bow Tower" complimented with a large double two tired deck, a low maintenance fully professionally landscaped perennial garden. Security with a fully fenced, private large back garden, with a beautiful pergola with the option to dine out and entertain in those "hot" Calgary summer nights. A single detached insulated garage & plenty of attic storage space, this home offers so much for the growing family as what the current owners enjoyed over the years. For those Dog lovers you are also two blocks away from a local dog park, Confederation Park and only 5 mins away from Nose Hill Park; the choice is yours. This home offers so many options for the future upscale as an investment with potential redevelopment and only a 15 min commute to the downtown and to the Calgary airport.

Built in 1958

Essential Information

| | |
|-----------|-------------|
| MLS® # | A2201825 |
| Price | \$1,150,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |

| | |
|----------------|-------------|
| Full Baths | 2 |
| Square Footage | 1,118 |
| Acres | 0.15 |
| Year Built | 1958 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1010 30 Avenue Nw |
| Subdivision | Cambrian Heights |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2K 0A3 |

Amenities

| | |
|----------------|--|
| Parking Spaces | 3 |
| Parking | Driveway, Insulated, Oversized, Single Garage Detached |
| # of Garages | 1 |

Interior

| | |
|-------------------|---|
| Interior Features | Bookcases, Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home |
| Appliances | Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | Garden, Private Yard |
| Lot Description | Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting |

| | |
|--------------|---|
| Roof | Asphalt Shingle |
| Construction | Cement Fiber Board, Stucco, Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|------------------|
| Date Listed | March 15th, 2025 |
| Days on Market | 21 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX Real Estate (Mountain View) |
|----------------|------------------------------------|

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