

# \$1,129,900 - 236 30 Avenue Ne, Calgary

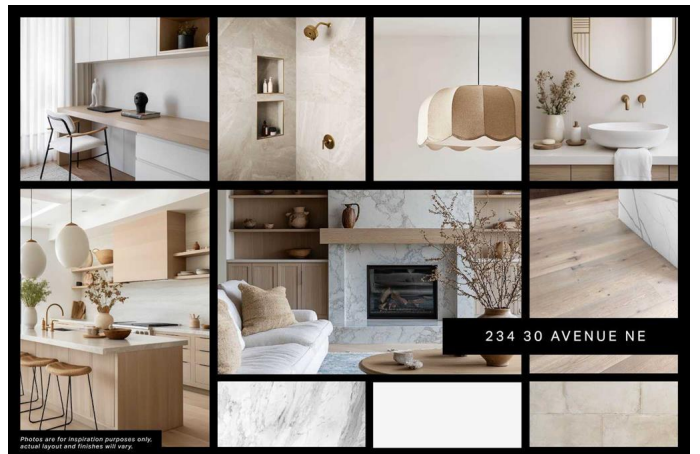
MLS® #A2198124

**\$1,129,900**

5 Bedroom, 4.00 Bathroom, 1,975 sqft  
Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Nestled in the vibrant inner-city community of TUXEDO PARK, this stunning SEMI-DETACHED INFILL offers an exceptional blend of modern luxury, smart design, and everyday functionality. With spacious living areas above grade plus a fully finished LEGAL 2-BED BASEMENT SUITE (subject to permits & approvals by the city), this home is perfect for families, professionals, or savvy investors looking for rental income potential! Thoughtfully designed with high-end finishes, open-concept living, and incredible convenience, this home is just minutes from Calgary's downtown core, schools, shopping, and green spaces! From the moment you step inside, you're welcomed by a BRIGHT AND AIRY FOYER with soaring ceilings and sleek finishes. A MAIN FLOOR OFFICE with built-in desk provides a dedicated workspace, while the heart of the home—the open-concept kitchen, dining, and living area—boasts 10-FOOT CEILINGS and oversized windows that flood the space with natural light. The chef's kitchen is an entertainer's dream, featuring a LARGE KITCHEN ISLAND with doubled sided waterfall quartz countertops, a BUILT-IN PANTRY, and high-end appliances. A stylish gas fireplace with custom built-ins anchors the living room, and sliding doors lead to the private backyard, perfect for summer BBQs or quiet evenings outdoors. A rear mudroom gives your family lots of storage options with a bench with hooks and built-in coat closet, and



a designer powder room is tucked away for convenience. Upstairs, the primary retreat is a luxurious sanctuary with vaulted ceiling, a SPA-INSPIRED ENSUITE featuring a freestanding soaker tub, an oversized glass-enclosed shower, dual vanities, and a spacious WALK-IN CLOSET. Two additional bedrooms offer plenty of space for family or guests, while a full bath and a convenient laundry room add to the home's practicality. A BONUS ROOM at the top of the stairs provides additional flexible space – ideal for a playroom, reading area, or home workspace, especially with the addition of a second desk built into the space! The fully developed legal 2-bed lower suite (subject to permits & approvals by the city) is a game-changer. Designed for maximum comfort and style, it features its own private entrance, an OPEN-CONCEPT LIVING AREA, a sleek modern kitchen with a FULL-SIZED ISLAND, two well-sized bedrooms, and a full bath. Whether used as a mortgage helper, rental property, or in-law suite, this space is a huge asset! Located in one of Calgary's most sought-after communities, TUXEDO PARK is known for its tree-lined streets, charming character, and easy access to major routes like Centre St, Edmonton Trail, and 16th Ave. Enjoy a short commute downtown, or take advantage of the many local amenities, including CONFEDERATION PARK, which offers walking trails, picnic areas, and a golf course. Top-rated schools, trendy cafes, restaurants, and shopping are all within minutes, making this an ideal location for those who love inner-city living with a family-friendly feel.

Built in 2025

## **Essential Information**

MLS® #

A2198124

|                |                        |
|----------------|------------------------|
| Price          | \$1,129,900            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,975                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 236 30 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2C9          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator   |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Rough-In   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room   |
| Has Basement      | Yes  |
| Basement          | Finished, Full, Suite  |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | BBQ gas line, Private Yard                            |
| Lot Description   | Back Yard, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                       |
| Construction      | Composite Siding, Stone, Stucco, Wood Frame           |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | March 4th, 2025 |
| Days on Market | 30              |
| Zoning         | R-CG            |

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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