\$555,000 - 240 30 Avenue Ne, Calgary

MLS® #A2194227

\$555,000

5 Bedroom, 2.00 Bathroom, 1,140 sqft Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Located across from Tuxedo Park and an expansive green space, this 1/2 duplex offers 2 fully rented legal suites. Upstairs is a self contained unit with 3 bedrooms, 1 full bathroom and laundry. The principal areas of the main floor are well sized including a family sized kitchen, adjacent dining room and large living room with wood burning fireplace. The lower legal suite is also private and self contained with large principal rooms, 2 bedrooms + den/storage, full bathroom and full sized laundry. This property is in an ideal location, with easy access to centre street and 4th street, downtown, the airport and a multitude of amenities, shops and services. Most photos provided are from before tenants resided in the home.

Built in 1983

Essential Information

MLS® # A2194227 Price \$555,000

Bedrooms 5 Bathrooms 2.00

Full Baths 2

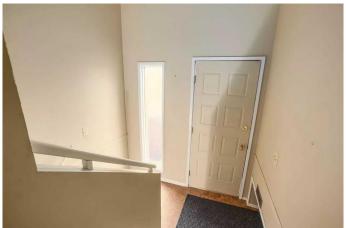
Square Footage 1,140 Acres 0.07

Year Built 1983

Type Residential

Sub-Type Semi Detached







Style Side by Side, Bi-Level

Status Active

Community Information

Address 240 30 Avenue Ne

Subdivision Tuxedo Park

City Calgary County Calgary **Province** Alberta Postal Code T2E 2C9

Amenities

Parking Spaces 2

Off Street **Parking**

Interior

Interior Features Storage

Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air

Cooling None Fireplace Yes 1

of Fireplaces

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features None

Back Lane, Back Yard, Front Yard, Rectangular Lot Lot Description

Roof **Asphalt** Construction Stucco

Foundation **Poured Concrete**

Additional Information

Date Listed February 13th, 2025

Days on Market 66

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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