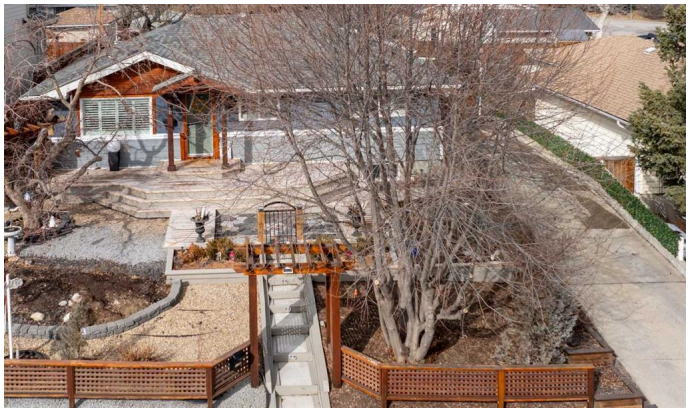
$999,800 - 1010 30 Avenue Nw, Calgary

MLS® #A2211924

$999,800
5 Bedroom, 2.00 Bathroom, 1,118 sqft
Residential on 0.15 Acres



Cambrian Heights, Calgary, Alberta

This oversized 6400 + RC-G sq ft lot, Located in one of Cambrian Heights best kept secrets, positioned on the upper half of 30th Ave that is only a 350 metre walk with the popular Confederation Park. This renovated south facing, (5) bedroom bungalow offers some modern & late 50's architecture character blended with an inviting unique charm, as soon as you enter the home. Complemented with the exposed original hardwood floors, with lots of natural light thru-out the main floor, with a partial view of Calgary's landmark "Bow Tower", that consists of a large family room which is combined with the formal dining room & seperated with a functional upgraded kitchen that presents granite surface countertops, top of the line Electrolux Double Oven, Gas countertop stove and complemented with plenty of cupboard space. Three good comfortable sized bedrooms still with exposed hardwood floors, each complimented with glass solid core interior doors and plantation shutters with each having their own large closets. The main floor comprises a 3-Pce bathroom complemented with subway tile backsplash in the shower & Spa featured style river stone flooring on the base & shower stall. The Lower level was completely gutted with a complete new basement overall addition from 2008 - 2010 with the required Permits on new cored extended Windows, New heating & Air Ducting system, New Carrier HI. Efficiency Furnace & H.Water tank, Electrical Panel, complete new

replaced wiring from the lower level to the main floor. Installed Dricore Subfloor is in place, in the lower lvl large family room, that is an open floor plan to which it is currently used as a Master Bedroom with an additional large 5th bedroom, that is also ideal for a home office or guest / rumpus room. The family room is ready to go for a projector screen and roughed-in for your desired surround sound movie theatre system, complemented with a custom built entertainment unit, bookshelf, Bar Sink & Bar fridge. You'll be flawed with the huge 5 pc bathroom, completed with travertine tiled flooring, Built in shower, with body spray, Victorian era Crawl-tub and double sink vanity with granite countertops. In addition the laundry room is fully functional for its purpose or (if desired) for a secondary kitchen set up with roughed-in for 220V electrical and Concrete cored opening for an exhaust fan. For the garden enthusiasts you will appreciate a Vegetable garden with planters, annual variety of perennials from the back to the front, complete maintenance free from weeding, professional landscaping of a stone feature, complemented with a delightful pergola feature to BBQ and enjoy the privacy with secured fencing and mature trees. The single detached garage is insulated and drywalled with additional attic space for additional storage and is perfect for the young growing family who want inner City living, a huge lot and centrally located to all major road arteries. Nothing has been spared with the current owners. Call for your viewing today!!

Built in 1958

Essential Information

MLS® #	A2211924
Price	$999,800
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
Foundation	Poured Concrete

Additional Information

Date Listed	April 18th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)

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