



67 30 Avenue SW
Calgary, Alberta

MLS # A2310224



\$674,500

Division:	Erlton		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,561 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Enclosed, Quad or More Detached, See Remarks		
Lot Size:	-		
Lot Feat:	Back Lane, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	\$ 413
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s)		
Inclusions:	N/A		

This modern Erlton townhouse is perfect for anyone looking for easy city living. The main floor features big windows, nice wood floors, and a modern kitchen with a large island. Upstairs, you will find a big main bedroom with its own balcony, a second bedroom, and a large top-floor loft that opens up to a private rooftop patio with great city views. The basement is fully finished with a brand-new bathroom and extra storage space. Plus, you can easily walk to the train station, the gym, parks, and nearby restaurants. It's completely move-in ready.