



GRASSROOTS
REALTY GROUP

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521 30 Avenue SW
Calgary, Alberta

MLS # A2330221



\$2,299,000

Division:	Rideau Park		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,756 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Insulated		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Garden, Landscaped, Lawn, Level, Many Tre		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Clay Tile	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shelving and book cases in basement

OPEN HOUSE Sun, July 19 | 11 AM–1 PM. Wow! This exceptional, fully upgraded and meticulously maintained estate home offers over 2,755 sq. ft. of beautifully finished living space with 4 bedrooms, 2.5 bathrooms, outstanding indoor and outdoor living spaces, and an incredible Rideau Park location surrounded by mature trees, scenic pathways and with its beautiful backyard, year round park like views. Walk into the impressive foyer where soaring vaulted ceilings and a stunning curved brick wood burning fireplace create a striking first impression in the front living room. This elegant space flows seamlessly into the formal dining room, complete with a custom built-in Denca china/ liquor cabinet. The renovated kitchen showcases premium Denca cabinetry, high end Bosch, Gaggenau, and Miele appliances, dual ovens, granite countertops, abundant storage, an appliance garage, pull out mixer shelf, coffee station, and generous workspace, making it perfect for chefs and entertaining. With a bright informal dining nook thanks to the large newer frameless Cossins three pane windows, the beautiful nature view becomes part of the space, acting as a piece of art overlooking the spectacular backyard. Step outside to the wraparound cedar deck with separate outdoor living + dining areas, exceptional space for the kids to play or relax OR entertain. The warm family room has an abundance of natural light, hardwood floors and a modern gas fireplace. Upstairs, the spacious primary retreat features large windows overlooking the yard, a custom Denca walk-in closet with organizer & rod lighting, plus a beautifully renovated high end ensuite with dual sinks, a glass shower, added storage, and in floor heating. The additional bedrooms are generously sized with newer carpet, while the renovated main bathroom also features dual sinks, premium finishes, and in floor heating. Additional

upgrades include premium Cossins and Pella 2 & 3 pane windows, a durable clay tile roof, 2 new high efficiency furnaces with independent heating zones with Lennox smart thermostats, new 6 inch eavestroughs, main floor laundry, a mudroom with custom storage and UG sprinklers. The unfinished basement is roughed in for a future bathroom and fireplace, offering endless possibilities for additional living space, a gym, or a media room. The private backyard is a true oasis featuring a magnificent 90 year old weeping birch, towering pines, and beautiful mature landscaping. Located just steps from parks, the Elbow River, Rideau Park School, the Glencoe Club, 4th Street shopping, and downtown, this home offers the perfect balance of nature and inner city convenience. This turnkey property has been exceptionally maintained and showcases true pride of ownership throughout. Complete with a front drive double attached garage, premium renovations, quality mechanical upgrades & timeless craftsmanship, this is a rare opportunity to own a legacy property in one of Calgary's most prestigious communities. Call today!