



GRASSROOTS
REALTY GROUP

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67 30 Avenue SW
Calgary, Alberta

MLS # A2340876



\$639,900

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:	Double Garage Detached, Enclosed, See Remarks, Stall		
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

Private rooftop patio with downtown views, elevated inner-city living in this stylish luxury townhouse in the heart of Erlton. Featuring floor-to-ceiling windows, engineered hardwood floors, and a modern kitchen with stainless steel appliances, two-tone cabinetry, and a quartz waterfall island. The second level offers two spacious bedrooms, including a primary retreat with a 5-piece ensuite and private balcony. A stunning top-floor loft opens directly onto a private rooftop patio with spectacular downtown and Stampede views. The fully developed basement adds additional living space and a convenient 2-piece bathroom. Complete with a front patio, garage parking, and an unbeatable location just steps to the Erlton/Stampede LRT, MNP Community & Sport Centre, river pathways, and the amenities of 4th Street.