



GRASSROOTS
REALTY GROUP

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126 30 Avenue NE
Calgary, Alberta

MLS # A2352739

\$765,000

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,937 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	N/A		

Sitting right across the street from Tuxedo Park, this move-in-ready home offers plenty of room and a great inner-city spot that makes getting Downtown a breeze. Right outside your front door, you have quick access to endless green space, a playground, and sandy beach volleyball courts for easy weekend fun. A cozy covered front porch welcomes you in—the perfect spot to kick back with your morning coffee. Inside, a spacious entryway gives you tons of room to greet friends, opening up into a bright layout built for hanging out. Warm hardwood floors stretch across the main level, tying the whole main space together. The kitchen is the heart of the home, featuring durable granite countertops, a full wall of cabinets, and a double pantry so you never run out of storage space. A center island gives you extra room to prep meals, while a long breakfast bar lets guests pull up a seat right next to the dining and living rooms. Over in the living room, custom built-in shelves surround a cozy fireplace, making it a comfortable spot for family movie nights. Upstairs, a bright skylight fills the hall with natural light, highlighting the wrought-iron stair railings. The main bedroom is a quiet retreat with nice neighborhood views, a big 5-piece ensuite with a deep tub and separate shower, and direct access to an extra-large laundry room. Two more good-sized bedrooms and another full bathroom finish off the upper floor. Down below, the basement features a huge family room, a private guest bedroom, another full bathroom, and plenty of extra storage space. Modern mechanical updates like a high-efficiency furnace and a tankless hot water heater keep energy bills low and ensure you never run out of hot water. At the back of the house, a handy mudroom keeps coats and shoes organized before leading out to the back deck, a manageable yard that is easy to look after, and

a double detached garage. Beyond the park directly across the street, living in Tuxedo Park puts everything else you need right at your fingertips. You're steps from popular local cafes, bakeries, and restaurants along Centre Street and 16th Avenue, as well as nearby grocery stores, local schools, and transit routes. Nearby Confederation Park offers even more trails and green space, and the local community hall hosts an outdoor ice rink in the winter, making this an easy area to enjoy year-round.