



113 30 Avenue Calgary Alberta

\$774,900

Welcome to this rare opportunity to own your own home with a Legal basement suite in the sought after community of Tuxedo Park! Located on a quiet street, the main floor features a spacious family room with large windows, a convenient location for working from home, a chic kitchen and a separate living room with a wood burning fireplace! The upper floor features a Primary bedroom with a nice size ensuite and walk-in closet. There is another large bedroom, a full second bathroom, and a separate laundry room upstairs. Air conditioning was installed in 2022!The basement legal suite was completely renovated in 2023 and has its own separate entrance, fully furnished kitchen, spacious bedroom, 3-piece bathroom and separate laundry.The Legal basement suite adds significant value and offers flexibility as a mortgage helper or separate area for adult children. Or, take advantage of the convenient location and rent both the upstairs and downstairs long or short term. Parking is no issue with a single detached garage, an additional parking pad, and ample street parking.Enjoy awesome neighbourhood businesses like Citizen Brewing, Lina's Italian Market, Rosso Coffee, 4th Spot and many others. Close to schools and shopping, and a quick 10 minute drive or 15 minute bike ride to downtown! Call to book your private showing today! (id:6769)

Primary Bedroom 15.42 Ft x 10.92 Ft

Bedroom 11.92 Ft x 9.33 Ft

3pc Bathroom 7.17 Ft x 4.92 Ft

4pc Bathroom 10.92 Ft x 4.92 Ft

Bedroom 12.92 Ft x 10.67 Ft

3pc Bathroom 9.00 Ft x 7.25 Ft

2pc Bathroom 5.00 Ft x 4.50 Ft

Listing Presented By:



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<http://www.pauldhanjal.ca/>



**RE/MAX REAL ESTATE
(CENTRAL)**

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