



234 30 Avenue Calgary Alberta

\$1,049,900

Nestled in the vibrant inner-city community of TUXEDO PARK, this stunning SEMI-DETACHED INFILL offers an exceptional blend of modern luxury, smart design, and everyday functionality. With spacious living areas above grade plus a fully finished LEGAL 2-BED BASEMENT SUITE (approved by the city with Permission to Occupy, see supplements), this home is perfect for families, professionals, or savvy investors looking for rental income potential! Thoughtfully designed with high-end finishes, open-concept living, and incredible convenience, this home is just minutes from Calgary's downtown core, schools, shopping, and green spaces! From the moment you step inside, you're welcomed by a BRIGHT AND AIRY FOYER with soaring ceilings and sleek finishes. A MAIN FLOOR OFFICE with built-in desk provides a dedicated workspace, while the heart of the home—the open-concept kitchen, dining, and living area—boasts 10-FOOT CEILINGS and oversized windows that flood the space with natural light. The chef's kitchen is an entertainer's dream, featuring a LARGE KITCHEN ISLAND with doubled sided waterfall quartz countertops, a BUILT-IN PANTRY, and high-end appliances. A stylish gas fireplace with custom built-ins anchors the living room, and sliding doors lead to the private backyard, perfect for summer BBQs or quiet evenings outdoors. A rear mudroom gives your family lots of storage options with a bench with hooks and built-in coat closet, and a designer powder room is tucked away for convenience. Upstairs, the primary retreat is a luxurious sanctuary with vaulted ceiling, a SPA-INSPIRED ENSUITE featuring a freestanding soaker tub, an oversized glass-enclosed shower, dual vanities, and a spacious WALK-IN CLOSET. Two additional bedrooms offer plenty of space for family or guests, while a full bath and a convenient laundry room add to the home's practicality. A BONUS ROOM at the top of the st...

Primary Bedroom 13.25 Ft x 11.92 Ft

Other 8.08 Ft x 4.92 Ft

Bedroom 11.58 Ft x 10.67 Ft

Bedroom 9.92 Ft x 8.83 Ft

Bonus Room 8.50 Ft x 9.25 Ft

Laundry room 7.75 Ft x 5.58 Ft

Kitchen 10.67 Ft x 8.33 Ft

Recreational, Games room 15.08 Ft x 9.75 Ft

Laundry room 6.00 Ft x 5.92 Ft

Furnace 9.83 Ft x 5.58 Ft

4pc Bathroom 10.83 Ft x 4.92 Ft

Living room 14.67 Ft x 14.58 Ft

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Listing Presented By:



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RE/MAX House of Real Estate

<https://innercityinfills.ca/>

RE/MAX

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

773 Glenmore rd , Calgary, British
Columbia, V1V 3B9

Phone: (403) 850-6722
ctimos@telus.net

4pc Bathroom 7.58 Ft x 6.42 Ft
5pc Bathroom 17.25 Ft x 8.25 Ft
Bedroom 10.42 Ft x 9.92 Ft
Bedroom 11.00 Ft x 10.83 Ft

Kitchen 18.67 Ft x 15.50 Ft
Dining room 12.67 Ft x 10.08 Ft
Office 6.75 Ft x 5.42 Ft