



## 4115 30 Avenue Calgary Alberta

\$474,900

Location, location, location!! Close to all amenities including schools, parks, shopping on 17th ave only mins away, public transportation. Property has been recently renovated including a new kitchen with white cabinets and countertops, white ceramic backsplash and all newer stainless steel appliances. A large opening to the living room area gives an open feel to the property. There is a corner unit in the nook area for extra cabinets with a small eating bar. Living room is spacious and has a huge window for tons of light. Home also features a 4 pce bath with a newer cabinet and toilet. Three spacious bedrooms up with plenty of closet space. Upstairs has newer baseboards, lighting, plumbing and also laminate flooring throughout the top level. Separate entrance to a fully finished basement. Basement is developed into a large rec room area with a corner wood stove. Another bedroom and three pce bath down. Bathroom has had ceramic tile, vanity, and lighting fixtures replaced. There is a custom stand up shower as well. Ceramic tile on basement floors. Washer and dryer down. Single garage in back with room for RV parking as well. Garage is fully insulated and drywalled with a garage door opener. Yard is fully fenced and landscaped. There have been some new doors and windows installed in the home as well. Great location on this street-lined street. A must to see!Shows extremely well. (id:6769)

Family room 20.58 Ft x 16.08 Ft  
Bedroom 12.83 Ft x 13.33 Ft  
3pc Bathroom 5.50 Ft x 10.83 Ft  
Kitchen 10.00 Ft x 8.92 Ft  
Living room 13.33 Ft x 13.75 Ft  
Dining room 5.67 Ft x 10.08 Ft

Other 4.50 Ft x 4.25 Ft  
Primary Bedroom 12.00 Ft x 18.83 Ft  
Bedroom 8.83 Ft x 11.00 Ft  
4pc Bathroom 4.92 Ft x 10.33 Ft  
Other 3.58 Ft x 6.42 Ft  
Bedroom 9.42 Ft x 8.25 Ft

Listing Presented By:



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