



## 524 30 Street Calgary Alberta

\$824,900

Looking for that inner city lifestyle? Beautiful, custom built home situated in a prime location in desirable Parkdale. Spacious tiled front entry complete with a custom built-in bench and double closets. Hardwood floors throughout the main level. Excellent floor plan. Fabulous kitchen features and abundance of full height flat front cabinetry, granite countertops, tile backsplash plus a central island with raised breakfast bar. Stainless steel appliances include a gas stove. Adjacent dining room will accommodate a large table. The open family room is highlighted by a wall of windows overlooking the back yard plus a custom full wall built in housing a gas fireplace and shelving. Spacious and bright front living room. 3 bedroom up including a generous primary suite with a walk-in closet. Primary ensuite boasts a deep soaker tub, separate tile and glass shower, and custom granite topped vanity. The additional bedrooms share a full 4piece bath bath. Convenient 2nd floor laundry room complete with sink and extra storage. Lower level is fully finished with a huge rec room, 4th bedroom plus a full bathe with steam shower. Premium locations is minutes to the Foothills hospital, river pathway system, Kensington, and the downtown core. Quick access west to the mountains. (id:6769)

Recreational, Games room 19.00 Ft x 19.08 Ft  
Storage 8.25 Ft x 8.58 Ft  
Bedroom 13.67 Ft x 10.25 Ft  
3pc Bathroom 4.92 Ft x 8.42 Ft  
Kitchen 8.75 Ft x 11.33 Ft  
Dining room 10.83 Ft x 10.75 Ft  
Living room 13.83 Ft x 12.33 Ft  
Family room 19.75 Ft x 13.33 Ft

2pc Bathroom 6.08 Ft x 4.92 Ft  
Laundry room 6.17 Ft x 5.83 Ft  
Primary Bedroom 14.50 Ft x 15.50 Ft  
Bedroom 13.83 Ft x 12.33 Ft  
Bedroom 9.92 Ft x 13.58 Ft  
4pc Bathroom 8.25 Ft x 8.67 Ft  
4pc Bathroom 8.50 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca