

# \$525,000 - 240 30 Avenue Ne, Calgary

MLS® #A2221946

## \$525,000

5 Bedroom, 2.00 Bathroom, 1,140 sqft

Residential on 0.07 Acres

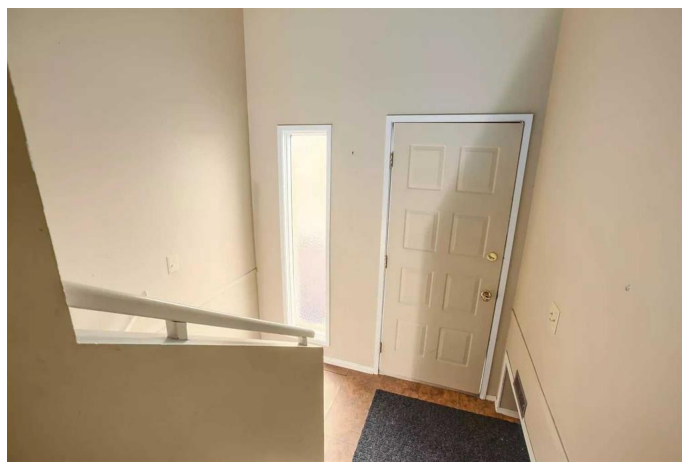
Tuxedo Park, Calgary, Alberta

Located across from Tuxedo Park and an expansive green space, this 1/2 duplex offers 2 fully rented legal suites. Upstairs is a self contained unit with 3 bedrooms, 1 full bathroom and laundry. The principal areas of the main floor are well sized including a family sized kitchen, adjacent dining room and large living room with wood burning fireplace. The lower legal suite is also private and self contained with large principal rooms, 2 bedrooms + den/storage, full bathroom and full sized laundry. This property is in an ideal location, with easy access to centre street and 4th street, downtown, the airport and a multitude of amenities, shops and services. Most photos provided are from before tenants resided in the home. Current rents are \$1550 up and \$1250 down.

Built in 1983

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221946    |
| Price          | \$525,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,140       |
| Acres          | 0.07        |
| Year Built     | 1983        |
| Type           | Residential |



|          |                        |
|----------|------------------------|
| Sub-Type | Semi Detached          |
| Style    | Side by Side, Bi-Level |
| Status   | Active                 |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 240 30 Avenue Ne |
| Subdivision | Tuxedo Park      |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2E 2C9          |

### **Amenities**

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Storage   |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning                                      |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Suite                             |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | None  |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot |
| Roof              | Asphalt   |
| Construction      | Stucco  |
| Foundation        | Poured Concrete                                   |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 17th, 2025 |
| Days on Market | 50             |
| Zoning         | R-CG           |

### **Listing Details**

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