# \$549,555 - 240 30 Avenue Ne, Calgary

MLS® #A2221946

## \$549,555

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

Year Built

#### **Essential Information**

MLS® # A2221946 Price \$549,555

Bedrooms 5

Bathrooms 2.00

Full Baths 2

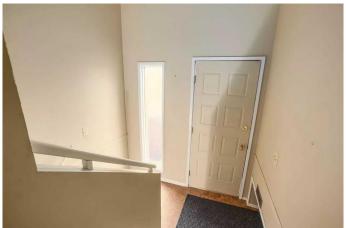
Square Footage 1,140

Acres 0.07

Type Residential

1983







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 6

Zoning R-CG

# **Listing Details**

# Listing Office Real Estate Professionals Inc.

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