\$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

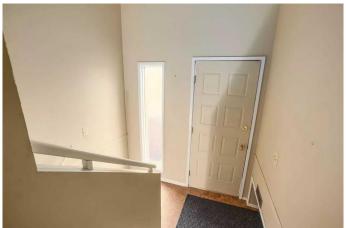
Square Footage 1,140

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 7

Zoning R-CG

Listing Details

Listing Office Real Estate Professionals Inc.

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