

# \$1,049,900 - 236 30 Avenue Ne, Calgary

MLS® #A2212495

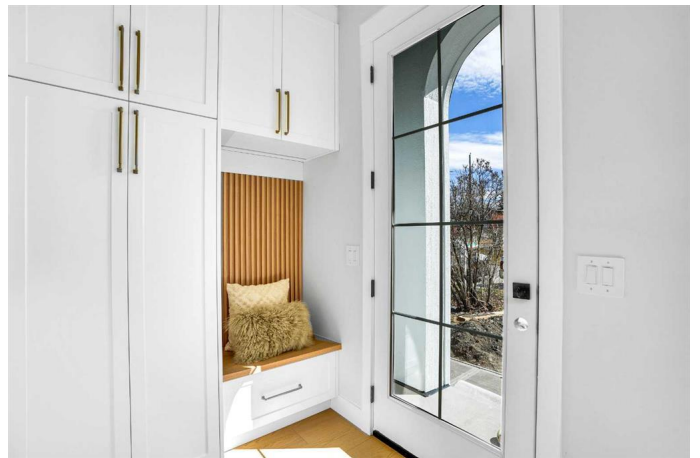
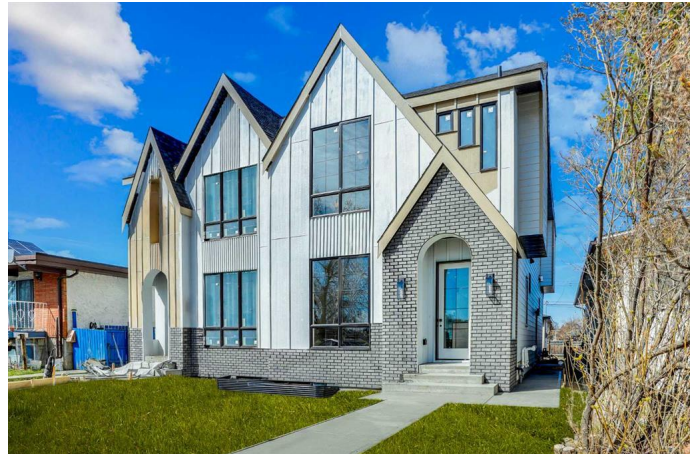
**\$1,049,900**

5 Bedroom, 4.00 Bathroom, 1,964 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Nestled in the vibrant inner-city community of TUXEDO PARK, this stunning SEMI-DETACHED INFILL offers an exceptional blend of modern luxury, smart design, and everyday functionality. With spacious living areas above grade plus a fully finished LEGAL 2-BED BASEMENT SUITE (subject to permits & approvals by the city), this home is perfect for families, professionals, or savvy investors looking for rental income potential! Thoughtfully designed with high-end finishes, open-concept living, and incredible convenience, this home is just minutes from Calgary's downtown core, schools, shopping, and green spaces! From the moment you step inside, you're welcomed by a BRIGHT AND AIRY FOYER with soaring ceilings and sleek finishes. A MAIN FLOOR OFFICE with built-in desk provides a dedicated workspace, while the heart of the home—the open-concept kitchen, dining, and living area—boasts 10-FOOT CEILINGS and oversized windows that flood the space with natural light. The chef's kitchen is an entertainer's dream, featuring a LARGE KITCHEN ISLAND with doubled sided waterfall quartz countertops, a BUILT-IN PANTRY, and high-end appliances. A stylish gas fireplace with custom built-ins anchors the living room, and sliding doors lead to the private backyard, perfect for summer BBQs or quiet evenings outdoors. A rear mudroom gives your family lots of storage options with a bench with hooks and built-in coat closet, and



a designer powder room is tucked away for convenience. Upstairs, the primary retreat is a luxurious sanctuary with vaulted ceiling, a SPA-INSPIRED ENSUITE featuring a freestanding soaker tub, an oversized glass-enclosed shower, dual vanities, and a spacious WALK-IN CLOSET. Two additional bedrooms offer plenty of space for family or guests, while a full bath and a convenient laundry room add to the home's practicality. A BONUS ROOM at the top of the stairs provides additional flexible space – ideal for a playroom, reading area, or home workspace, especially with the addition of a second desk built into the space! The fully developed legal 2-bed lower suite (subject to permits & approvals by the city) is a game-changer. Designed for maximum comfort and style, it features its own private entrance, an OPEN-CONCEPT LIVING AREA, a sleek modern kitchen with a FULL-SIZED ISLAND, two well-sized bedrooms, and a full bath. Whether used as a mortgage helper, rental property, or in-law suite, this space is a huge asset! Located in one of Calgary's most sought-after communities, TUXEDO PARK is known for its tree-lined streets, charming character, and easy access to major routes like Centre St, Edmonton Trail, and 16th Ave. Enjoy a short commute downtown, or take advantage of the many local amenities, including CONFEDERATION PARK, which offers walking trails, picnic areas, and a golf course. Top-rated schools, trendy cafes, restaurants, and shopping are all within minutes, making this an ideal location for those who love inner-city living with a family-friendly feel.

Built in 2025

## **Essential Information**

MLS® #

A2212495

Price	\$1,049,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,964
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	236 30 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2C9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Electric Range, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Suite

**Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 20th, 2025
Days on Market	9
Zoning	R-CG

**Listing Details**

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.