

\$659,000 - 202 30 Avenue Nw, Calgary

MLS® #A2264722

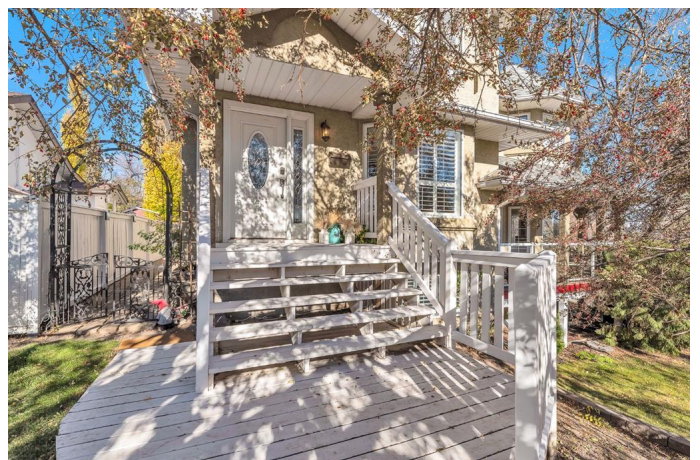
\$659,000

4 Bedroom, 3.00 Bathroom, 1,648 sqft

Residential on 0.07 Acres

Tuxedo Park, Calgary, Alberta

Enjoy refined urban living in this beautifully crafted semi-detached home, perfectly located on a quiet tree-lined street in the heart of Tuxedo Park—just minutes from downtown, Confederation Park, transit, and local schools. Spanning three levels of air-conditioned comfort, this four-bedroom residence showcases timeless details like rich hardwood floors and plantation shutters. The bright south-facing living room welcomes natural light through a charming bay window and flows seamlessly into the formal dining area. Beyond, the inviting family room features a cozy gas fireplace accented by an elegant brick feature wall. The kitchen is both stylish and functional, with granite countertops, a custom mosaic backsplash, oak cabinetry, and stainless steel appliances. A convenient two-piece powder room completes the main floor. Upstairs, the spacious primary bedroom captures downtown views and offers dual closets and a large bay window. A skylight bathes the main bathroom in natural light, complementing the jetted tub, separate shower, and tile floors. The finished lower level includes a fourth bedroom, updated bathroom with glass shower, recreation room wired for surround sound, office area, and ample storage. Outside, the low-maintenance fenced backyard features a tiered cedar deck—ideal for entertaining—and the heated double garage includes 220V power, perfect for a workshop or future EV charging. This move-in ready home perfectly balances



comfort, style, and inner-city convenience!

Built in 1995

Essential Information

MLS® #	A2264722
Price	\$659,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,648
Acres	0.07
Year Built	1995
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	202 30 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2N2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Breakfast Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 22nd, 2025
Days on Market	15
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.