

\$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 | Bi-Level, Side by Side |
| 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, Washer, Stove(s) |
| 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 | 63 |
| Zoning | R-CG |

Listing Details

Listing Office Real Estate Professionals Inc.

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