

# \$900,000 - 1010 30 Avenue Nw, Calgary

MLS® #A2221463

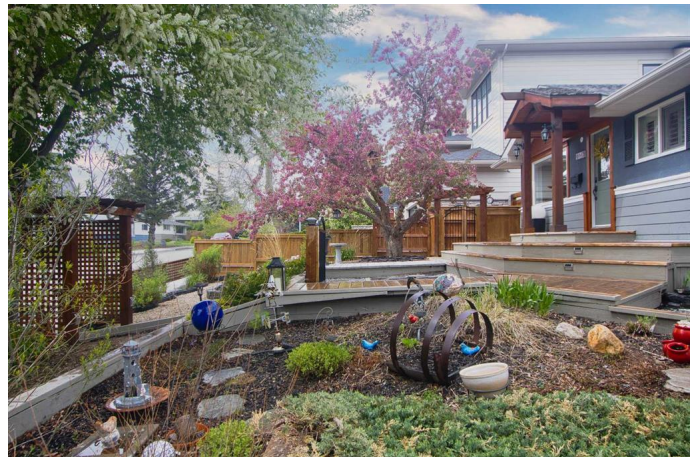
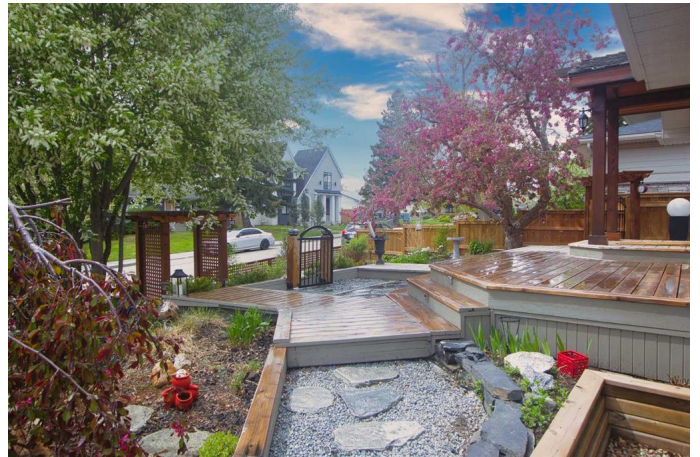
**\$900,000**

5 Bedroom, 2.00 Bathroom, 1,118 sqft

Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

**\*\* LOCATION -- RARE find a "Best Kept Secret" in Cambrian Heights - minutes Walk to Confederation Park, community Sports Fields, several popular pubs and eateries. MINUTES drive to SAIT, Foothills Hospital, UofC, the new Cancer Centre, the Children's Hospital, both community and regional shopping Centres and short commute to Downtown " PLUS quick access to major arteries in all directions. \*\* QUIET street with redevelopment of gorgeous estate homes. \*\* WALKING up the front steps you know this is special. GORGEOUS hard landscaped front yard with great patio and seating area " aesthetically appealing and so relaxing and with some downtown views. To the very private fenced backyard great for family or family gatherings " that includes a garden area. \*\* THE MAIN floor is warm and inviting " featuring a large living room, dining room combo, a very functional and comfortable kitchen with a compliment of top appliances. There are three comfortable main floor bedrooms and two bathrooms that featuring a beautiful Claw Foot "soaker tub", also a gorgeous, remodeled shower with Body Spray shower head. \*\* THE DOWNSTAIRS " is a beautiful family retreat with wet bar, entertainment centre with sounds around speakers PLUS so much more. . \*\* TRULY a delight to show. \*\* connect with your favorite Real Estate agent and setup a viewing . \*\* don't miss this Cambrian Heights Cutie!!**



Built in 1958

## Essential Information

MLS® #	A2221463
Price	\$900,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,118
Acres	0.15
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	1010 30 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0A3

## Amenities

Parking Spaces	5
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bookcases, Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks, Street Lighting, Treed, Views
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 23rd, 2025
Days on Market	20
Zoning	SR

## Listing Details

Listing Office	Real Broker
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