

102, 339 30 Avenue NE  
Calgary, Alberta

MLS # A2233858



**\$324,900**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Tuxedo Park                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 887 sq.ft.                         | <b>Age:</b>   | 1999 (26 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Stall                              |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                    |                   |          |
|--------------------|--------------------|-------------------|----------|
| <b>Heating:</b>    | Forced Air         | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Tile               | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                  | <b>Condo Fee:</b> | \$ 400   |
| <b>Basement:</b>   | -                  | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Stucco, Wood Frame | <b>Zoning:</b>    | M-C1 d82 |
| <b>Foundation:</b> | -                  | <b>Utilities:</b> | -        |
| <b>Features:</b>   | See Remarks        |                   |          |

**Inclusions:** NA

EXCEPTIONAL VALUE | 2 SPACIOUS BEDROOMS | 2 FULL BATHROOMS | PRIME LOCATION NEAR AMENITIES, PARKS & TRANSIT | UPGRADED STAINLESS STEEL APPLIANCES | IN-SUITE LAUNDRY Don't miss this rare opportunity to own a beautifully renovated, move-in ready 2-bedroom, 2-bathroom condo in the highly desirable community of Tuxedo Park—a well-established neighborhood in Calgary known for its charm and pride of ownership. This spacious unit showcases an open-concept layout ideal for both relaxing and entertaining. The modern kitchen features elegant stone countertops, ample cabinetry, and premium Samsung stainless steel appliances. The living room, centered around a cozy gas fireplace, seamlessly connects to the dining area and opens through French doors to a large private balcony—perfect for summer BBQs and evening gatherings. The primary suite includes a private 4-piece ensuite with a soaker tub and stylish stone countertops. The second bedroom offers a generous walk-in closet and easy access to the full secondary bathroom. Large windows throughout flood the space with natural light, enhancing the home's warm and welcoming atmosphere. Additional highlights include: In-suite laundry Dedicated surface parking stall Independent furnace and hot water tank for added convenience and comfort Located within walking distance to transit, schools, parks, restaurants, and shopping, this property offers the perfect blend of comfort and lifestyle—plus a quick commute to downtown Calgary. Whether you're a first-time buyer, downsizer, or investor, this property presents incredible value in a fantastic location. Schedule your private showing today—this one won't last!