

# \$1,150,000 - 1010 30 Avenue Nw, Calgary

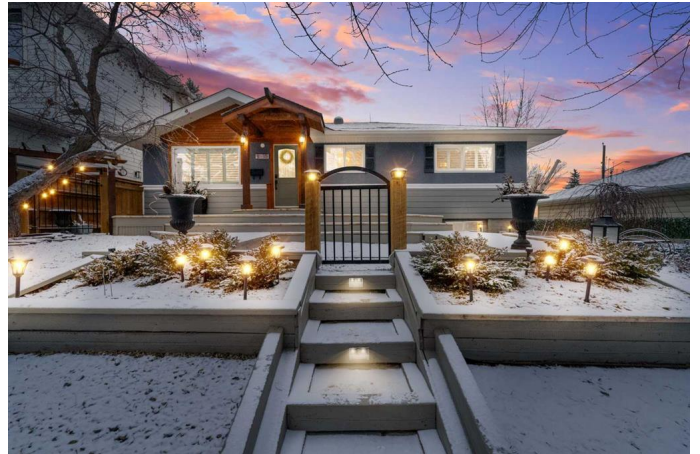
MLS® #A2201825

**\$1,150,000**

5 Bedroom, 2.00 Bathroom, 1,118 sqft  
Residential on 0.15 Acres

Cambrian Heights, Calgary, Alberta

Secluded in one of Cambrian Heights best kept secrets and desirable locations with a short stroll down to Confederation Park. Perched on a 65 foot wide lot; this beautiful upgraded home, offers character seamless architecture from the late 50's style that is still present today. First time on the Open Market this stylish bungalow has been in the same family for close to 20 yrs that offers a new chapter for a new family to take the reigns and enjoy what this property has to offer and a location that you will fall in love with. As you walk in, you are greeted with warmth, with the refinished original hardwood floors, exposed with an open family room and formal dining room. The upgraded kitchen is functional, plenty of cupboard space with a built-in double oven, 4 x burner gas counter-top stove and plenty of granite counter space. The main has 3 x good sized bedroom, large closets in each room, solid core glass doors that flows the natural light through the home and a functional upgraded main floor 3-pce bathroom. The lower level is also bright and open with newer installed expanded windows that was completely renovated back in 2010 with new heating & Air - ducting system, electrical panel & wiring, flooring and professionally painted thru-out and solid core interior glass doors. It offers a large entertainment area with an open concept design and custom built in cabinets, featuring a centrally located gas fireplace. An option for a second master bedroom is offered with an additional 5th bedroom or home office.



You'll be so impressed with this huge 5 pc bathroom, complementary with travertine tile including double sinks, classic Victorian - era crawl-tub and large shower stall with body spray not to mention; the lower level is pre-wired for a projector and sounds system bar fridge & sink. The large bright laundry room is functional and could be easily converted to a secondary kitchen if desired with 220 v pre-wired and pre-cored ready for an hood-fan. Newer installed high efficiency H-Water tank (2022) new Carrier furnace (2008) and New electrical panel (2009) All with approved City permits including framing & plumbing. With a south facing front view and unobstructed views of Calgary's pioneering "Bow Tower" complimented with a large double two tired deck, a low maintenance fully professionally landscaped perennial garden. Security with a fully fenced, private large back garden, with a beautiful pergola with the option to dine out and entertain in those "hot" Calgary summer nights. A single detached insulated garage & plenty of attic storage space, this home offers so much for the growing family as what the current owners enjoyed over the years. For those Dog lovers you are also two blocks away from a local dog park, Confederation Park and only 5 mins away from Nose Hill Park; the choice is yours. This home offers so many options for the future upscale as an investment with potential redevelopment and only a 15 min commute to the downtown and to the Calgary airport.

Built in 1958

### **Essential Information**

MLS® #	A2201825
Price	\$1,150,000
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	3
Parking	Driveway, Insulated, Oversized, 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	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Yard
Lot Description	Back Lane, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lighting

Roof	Asphalt Shingle
Construction	Cement Fiber Board, Stucco, Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 15th, 2025
Days on Market	16
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Real Estate (Mountain View)
----------------	------------------------------------

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.