

# \$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	Side by Side, Bi-Level
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, Stove(s), Washer
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	47
Zoning	R-CG

### **Listing Details**

Listing Office                      Real Estate Professionals Inc.

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