

65 30 Avenue SW
Calgary, Alberta

MLS # A2166370



\$665,000

Division:	Erlton		
Type:	Residential/Four Plex		
Style:	3 Storey		
Size:	1,705 sq.ft.	Age:	2015 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Secured, Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Private, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 413
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Smoking Home, Quartz Counters, Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Air Conditioner Unit

OPEN HOUSE Sun Sept 22nd. 2-4PM. A Rare opportunity to own this Charming, Modern & extremely well cared for townhome in the Fabulous Inner-City community of Erlton. Offering the BEST OF BOTH WORLDS with the convenient lifestyle of a townhome & a RARE PRIVATE OUTDOOR SPACE not commonly seen in this product. This 4-unit complex with LOW CONDO FEES, is very well run & fosters community with 4 wonderful owners collaborating to create a superb & welcoming living environment. This multi-level unit features 2300 sq ft of living space, 2 bedrooms, 2-1/2 baths plus a spacious 3rd floor LOFT. And yes…PETS ARE ALLOWED. As you enter, you’ll appreciate the well-appointed Open Plan Design with rich hardwood floors. Gourmet kitchen with beautiful QUARTZ countertops, SS appliances & large peninsula island. A spacious dining & living room perfect for entertainment or family gathering. Step out to a very private SOUTH facing Cozy deck offering a large outdoor space & grass area UNIQUE TO THIS UNIT. Up the stairs to the 2nd level you’ll find a lovely bright Master with 5 pc ensuite & PRIVATE DECK to escape with your morning coffee. Second bedroom & 3 pc bath complete this level. You’ll LOVE the spacious bright 3rd floor LOFT with skylights & vaulted ceiling providing many design opportunities to suit your needs. An office, a relaxing TV family room or 3rd bedroom for guests. Fabulous lower level features a large family room, powder room, laundry & storage. Amazing Location, close to downtown & steps to the Elbow River Pathways, MNP Community & Sports Centre, Saddle Dome, transit & 4th Street with some of Calgary’s finest restaurants. This inner-city community attracts families & professionals alike. Don’t hesitate to imagine the lifestyle this beautiful home has to offer!