

515 30 Avenue NW  
Calgary, Alberta

MLS # A2167383



## \$940,000

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,860 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Closet Organizers, High Ceilings, Storage, Walk-In Closet(s)		

**Inclusions:** Window Coverings

Located on a lovely mature street in desirable Mount Pleasant, this beautifully maintained 1 owner home is within a very short walk to adjacent Confederation Park and its network of walking paths and quiet spaces. Great curb appeal invites you inside to a well sized foyer to come home to or welcome guests. The dining area has large windows that overlook the streetscape, while the natural light in this home continues through the entire living space. Around the corner you will find a true chef's kitchen with 2 wall ovens, pantry, large centre island with waterfall countertop, gas range and cabinetry bookended by separate fridge and upright freezer. The adjacent living room is well sized and full of light...the outdoor deck becomes an extension of the home though a back wall of windows and sliding doors to the south yard. Your powder room is nicely tucked away, along with a rear foyer with heated floors that keeps shoes and coats out of sight. Natural light continues on the upper floor which offers a full bathroom and 3 lovely bedrooms; the principal with walk in closet ( with built in cabinetry) and spacious 5-piece bathroom offering the comfort of heated floors and the luxury of dual sinks, a deep soaker tub and large glass shower. The upper laundry room offers convenience for busy families. The lower level of the home is fully finished with a large family room with wet bar, 4th bedroom and roomy 3-piece bathroom. Enjoy the large deck south facing rear yard which feels very private and provides the low maintenance and pet friendly advantage of Augusta Artificial turf. Park your cars and sports equipment in the double detached garage with alley access. Other notable features include custom fit Hunter Douglas blinds throughout, Sonos sound system. A nicely appointed playground is just 1/2 block away, and the beauty of Confederation Park can be accessed within minutes on

foot or car. Commuting to the downtown core or enjoying nearby restaurants and grocery stores is very easy from this location. As there are no public open houses planned please be sure to contact your realtor to book a private viewing.