

# \$749,900 - 932 30 Avenue Nw, Calgary

MLS® #A2214353

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.08 Acres

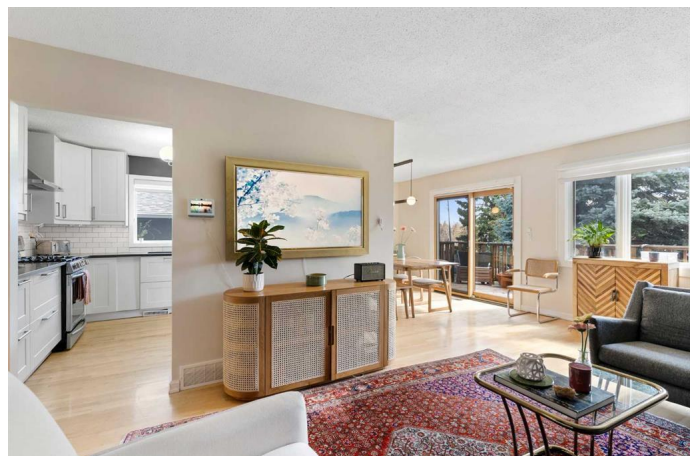
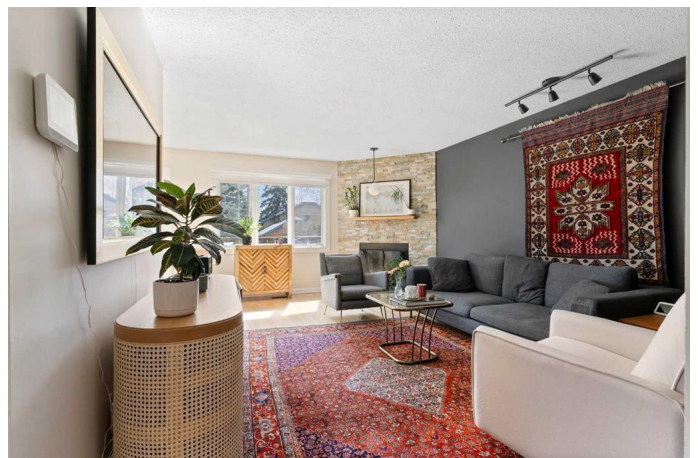
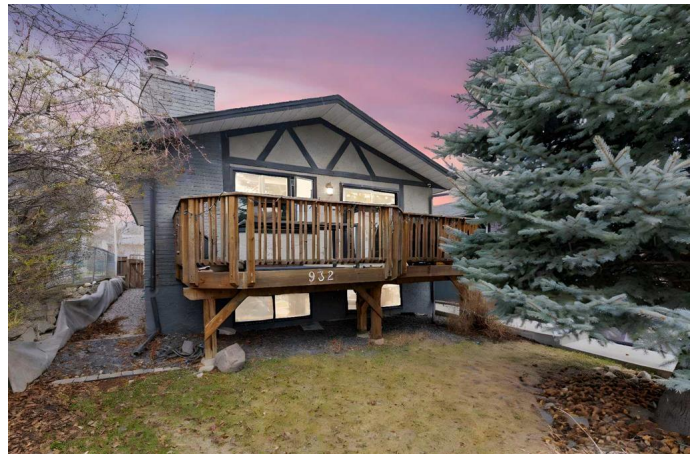
Cambrian Heights, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 26 12-4 AND SUNDAY APRIL 27 11-2! This inviting bi-level home offers an unbeatable location just steps from beautiful Confederation Park, an off-leash dog park, and only minutes from downtown Calgary. With 2 bedrooms on the main floor, the primary includes an attached inverter AC unit and 2 more on the bright, spacious lower level, this home is perfect for families or those needing extra space. Each level features a thoughtfully updated 4-piece bathroom, while the modern kitchen flows effortlessly into the dining and living areas—ideal for both everyday living and entertaining. Step out onto the large south-facing patio and take in stunning views of the park and Calgary's skyline. The lower level boasts oversized windows that flood the space with natural light, creating a warm and open atmosphere. Additional highlights include a tankless hot water system, newer furnace, and a large outdoor shed offering ample storage. This is a rare opportunity to enjoy comfort, convenience, and nature right at your doorstep.

Built in 1977

## Essential Information

MLS® #	A2214353
Price	\$749,900
Bedrooms	4



Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.08
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	932 30 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0A1

### **Amenities**

Parking Spaces	3
Parking	Carport

### **Interior**

Interior Features	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Storage, Bidet, Tankless Hot Water
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Gas Range, Instant Hot Water, Tankless Water Heater
Heating	Forced Air
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, Private Entrance, Storage
Lot Description	Back Lane, Back Yard, Landscaped
Roof	Asphalt Shingle

Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 23rd, 2025
Days on Market	2
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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