

# \$1,390,888 - 513 30 Street Nw, Calgary

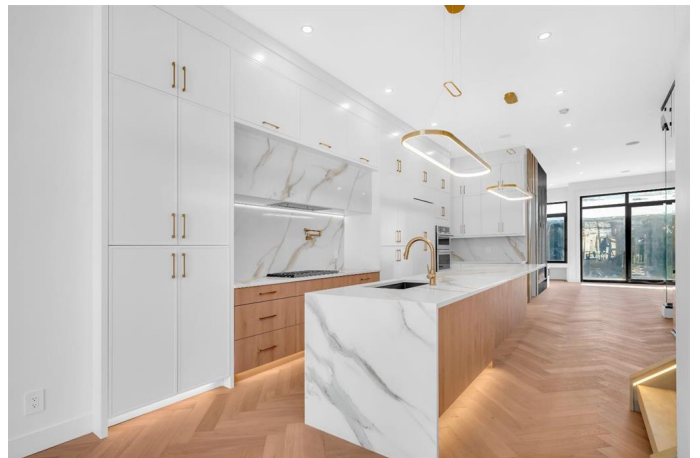
MLS® #A2214456

**\$1,390,888**

4 Bedroom, 5.00 Bathroom, 2,127 sqft  
Residential on 0.01 Acres

Parkdale, Calgary, Alberta

OPEN HOUSE APRIL 26, 12-3 PM & APRIL 27, 1 - 3 PM! Discover the epitome of modern living in this brand-new ~3,000?sq?ft home, where every detail has been thoughtfully designed. The main floor showcases soaring 11-ft ceilings, elegant 8-ft solid wood doors, and striking herringbone engineered wood flooring, creating an expansive, airy atmosphere. An open-concept layout seamlessly connects the gourmet kitchenâ€™appointed with high-end JennAir appliances and a hidden pantry to the inviting living room, complete with a cozy gas fireplace and patio doors that open to the outdoor entertaining area. Upstairs, three generous bedrooms each feature their own ensuite with custom body-jet showers, while a conveniently located laundry room sits just steps away. The primary suite is a true retreat, boasting a massive walk-in closet and an opulent ensuite with heated floors, a double vanity, a freestanding tub, and a custom steam shower with jets for ultimate relaxation. The finished basement adds even more living space, offering a fourth bedroom, a full bath, a recreation room with a wet bar, and an officeâ€™plus rough-in for in-floor heatingâ€™perfect for work or play. A detached double garage with 200-amp service and rough-in for an EV charger provides extra convenience, and the home is also roughed-in for central air conditioning. Ideally situated near Foothills Medical Centre, top-rated schools, the picturesque Bow River, and lush



parks, this home offers both comfort and accessibility in the vibrant community of Parkdale.

Built in 2024

### Essential Information

MLS® #	A2214456
Price	\$1,390,888
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,127
Acres	0.01
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	513 30 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2V4

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop,

	Microwave, Range Hood, Washer
Heating	Forced Air
Cooling	None, Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 24th, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	Royal LePage METRO
----------------	--------------------

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.