

# \$324,900 - 102, 339 30 Avenue Ne, Calgary

MLS® #A2233858

**\$324,900**

2 Bedroom, 2.00 Bathroom, 887 sqft  
Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

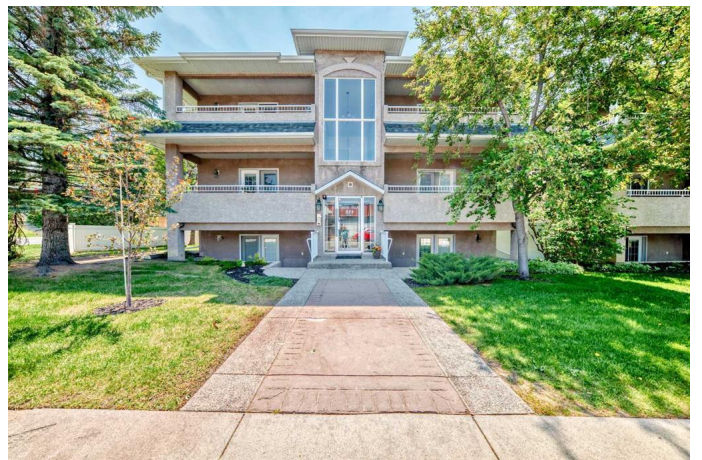
EXCEPTIONAL VALUE | 2 SPACIOUS  
BEDROOMS | 2 FULL BATHROOMS | PRIME  
LOCATION NEAR AMENITIES, PARKS &  
TRANSIT | UPGRADED STAINLESS STEEL  
APPLIANCES | IN-SUITE LAUNDRY

Don't miss this rare opportunity to own a beautifully renovated, move-in ready 2-bedroom, 2-bathroom condo in the highly desirable community of Tuxedo Park—a well-established neighborhood in Calgary known for its charm and pride of ownership.

This spacious unit showcases an open-concept layout ideal for both relaxing and entertaining. The modern kitchen features elegant stone countertops, ample cabinetry, and premium Samsung stainless steel appliances. The living room, centered around a cozy gas fireplace, seamlessly connects to the dining area and opens through French doors to a large private balcony—perfect for summer BBQs and evening gatherings.

The primary suite includes a private 4-piece ensuite with a soaker tub and stylish stone countertops. The second bedroom offers a generous walk-in closet and easy access to the full secondary bathroom. Large windows throughout flood the space with natural light, enhancing the home's warm and welcoming atmosphere.

Additional highlights include:



In-suite laundry

Dedicated surface parking stall

Independent furnace and hot water tank for added convenience and comfort

Located within walking distance to transit, schools, parks, restaurants, and shopping, this property offers the perfect blend of comfort and lifestyle—plus a quick commute to downtown Calgary.

Whether you're a first-time buyer, downsizer, or investor, this property presents incredible value in a fantastic location. Schedule your private showing today—this one won't last!

Built in 1999

### Essential Information

MLS® #	A2233858
Price	\$324,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	887
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	102, 339 30 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2E2E2

### **Amenities**

Amenities	None
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Balcony
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	122
Zoning	M-C1 d82

### **Listing Details**

Listing Office	VIP Realty & Management
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