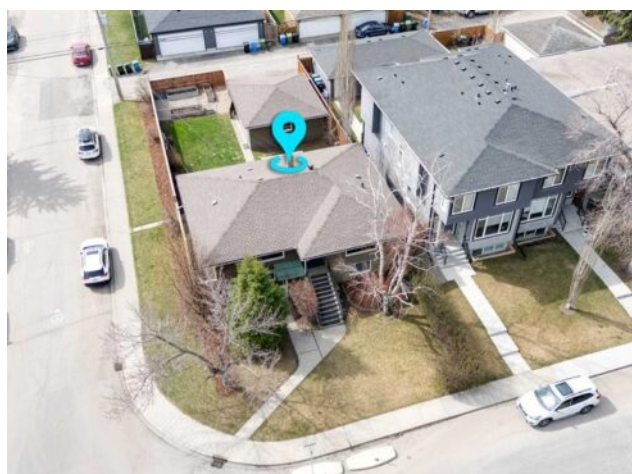


403 30 Avenue NW
Calgary, Alberta

MLS # A2305466



\$899,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,183 sq.ft.	Age:	1957 (69 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Corner Lot, Garden, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Laminate Counters, Separate Entrance, Storage		

Inclusions: Stove (2), Refrigerator (2), Garage Opener (2)

Located in the desirable community of Mount Pleasant, this raised bungalow sits on a 6,000 sq. ft. corner lot measuring 50 ft. x 120 ft. and offers a rare opportunity for homeowners, investors, or those seeking additional living space with an illegal lower suite. Full of well-preserved 1950s character, the home features approximately 1,200 sq. ft. on each level, four bedrooms, two full bathrooms, a double detached garage, and a thoughtfully designed outdoor space. The main floor welcomes you with a spacious entryway that opens into a bright living room filled with natural light from the large windows. Original hardwood flooring adds warmth and timeless appeal throughout much of the upper level. The dining area creates an inviting setting for everyday meals or entertaining, with room to comfortably host family and friends while enjoying views toward the downtown skyline and Bow Tower in the evening. The kitchen includes a cozy eating nook for casual dining or morning coffee. Two well-sized bedrooms and a four-piece bathroom complete the main level. The lower level features an illegal suite with its own separate ground-level entrance and furnace, offering excellent flexibility for multi-generational living or potential rental income. Updated with new luxury vinyl plank flooring, the space includes a comfortable living room, kitchen, two additional bedrooms, and a four-piece bathroom. A shared lower-level laundry area with sink and additional storage space adds everyday convenience and functionality for both levels of the home. Outside, the south-facing backyard is ideal for gardeners and outdoor enjoyment, with planter boxes, a large grassy area, and a patio with a firepit for relaxing or entertaining. Alley access leads to the double detached garage, while a paved pad behind the garage provides additional off-street parking. Additional updates include a new hot water

tank installed in 2021. This location offers exceptional convenience, situated just two blocks from Queen's Park and steps from Confederation Park, where you can enjoy pathways, playgrounds, a pump track, splash park, golf course, and more. The home is located along a dedicated bike path leading directly toward downtown, adding to the convenience of this highly accessible location. Residents will appreciate the easy access to downtown Calgary, public transit, nearby schools, Southern Alberta Institute of Technology, and University of Calgary, along with a wide variety of nearby shops, restaurants, and everyday amenities. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.