

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

MLS® #A2214353

**\$749,900**

4 Bedroom, 2.00 Bathroom, 1,008 sqft

Residential on 0.08 Acres

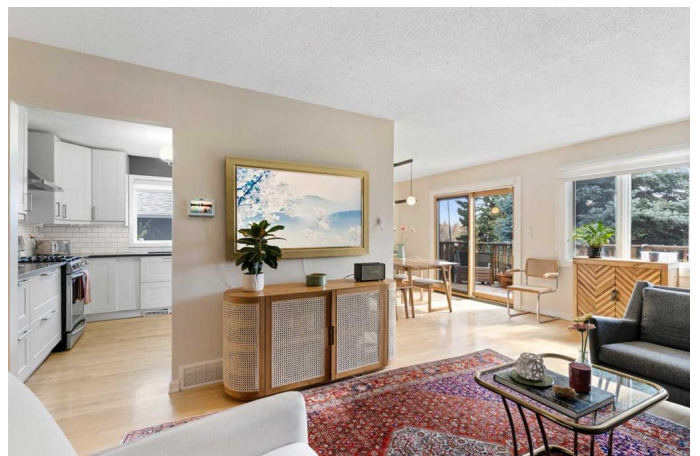
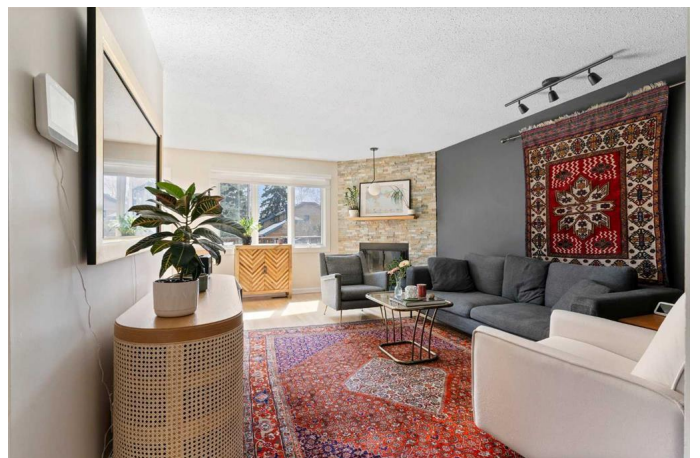
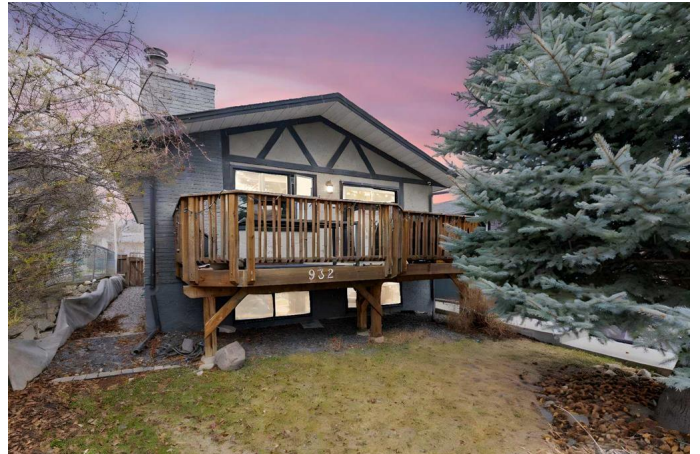
Cambrian Heights, Calgary, Alberta

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 | Bidet, Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Storage, Tankless Hot Water |
| Appliances        | Dishwasher, Gas Range, Instant Hot Water, Refrigerator, Tankless Water Heater, Washer/Dryer                         |
| 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                9  
Zoning                              R-CG

**Listing Details**

Listing Office                    eXp Realty

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