# \$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

Forced Air Heating

Cooling None, Rough-In

1

Fireplace Yes

# of Fireplaces **Fireplaces** Gas

Yes Has Basement

Finished, Full Basement

#### **Exterior**

**Exterior Features** Other

Lot Description Back Lane, Back Yard

Roof Asphalt Shingle

Stucco, Wood Frame Construction

Foundation **Poured Concrete** 

#### **Additional Information**

**Date Listed** April 24th, 2025

R-CG Zoning

## **Listing Details**

**Listing Office** Royal LePage METRO

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