

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

MLS® #A2214456

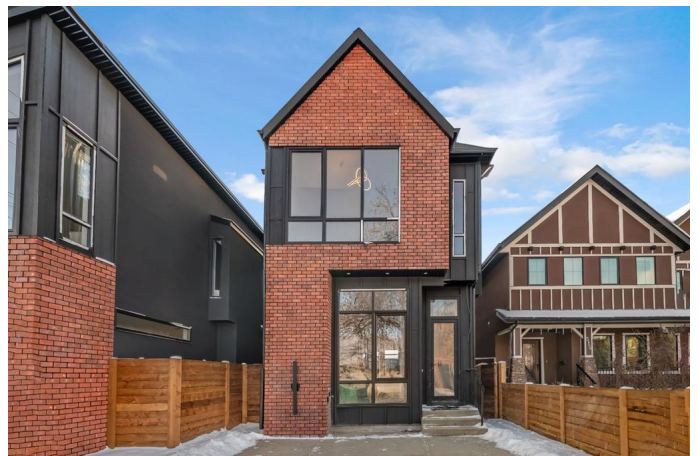
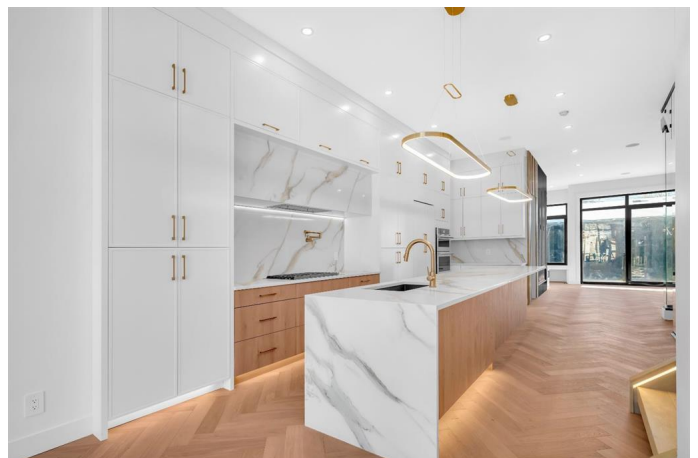
**\$1,390,888**

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	2
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage METRO
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