

**1010 30 Avenue NW  
Calgary, Alberta**

**MLS # A2221463**



**\$900,000**

<b>Division:</b>	Cambrian Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,118 sq.ft.	<b>Age:</b>	1958 (67 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, See Remarks, Street		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Stone, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stucco, Wood Frame	<b>Zoning:</b>	SR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Double Vanity, Granite Counters, No Animal Home, No Smoking Home		

**Inclusions:** N/A

**\*\* LOCATION -- RARE find a "Best Kept Secret" in Cambrian Heights - minutes Walk to Confederation Park, community Sports Fields, several popular pubs and eateries. MINUTES drive to SAIT, Foothills Hospital, UofC, the new Cancer Centre, the Children's Hospital, both community and regional shopping Centres and short commute to Downtown -- PLUS quick access to major arteries in all directions. \*\* QUIET street with redevelopment of gorgeous estate homes. \*\* WALKING up the front steps you know this is special. GORGEOUS hard landscaped front yard with great patio and seating area -- aesthetically appealing and so relaxing and with some downtown views. To the very private fenced backyard great for family or family gatherings -- that includes a garden area. \*\* THE MAIN floor is warm and inviting -- featuring a large living room, dining room combo, a very functional and comfortable kitchen with a compliment of top appliances. There are three comfortable main floor bedrooms and two bathrooms that featuring a beautiful Claw Foot "soaker tub", also a gorgeous, remodeled shower with Body Spray shower head. \*\* THE DOWNSTAIRS -- is a beautiful family retreat with wet bar, entertainment centre with sounds around speakers PLUS so much more. . \*\* TRULY a delight to show. \*\* connect with your favorite Real Estate agent and setup a viewing . \*\* don't miss this Cambrian Heights Cutie!!**