

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

MLS® #A2214353

## \$749,900

4 Bedroom, 2.00 Bathroom, 1,008 sqft  
Residential on 0.08 Acres

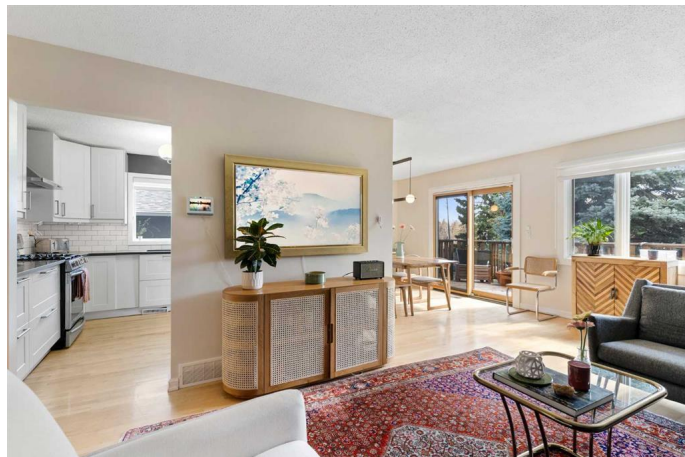
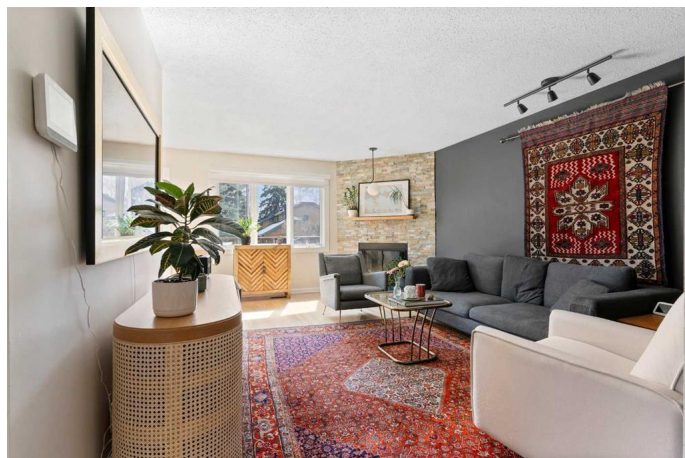
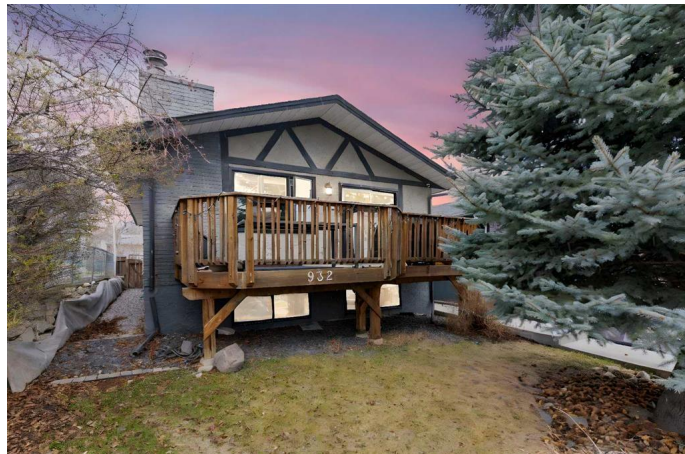
Cambrian Heights, Calgary, Alberta

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 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	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, See Remarks, Storage, Tankless Hot Water, Bidet
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	1
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.