130 30 Avenue NE

Calgary | Active | MLS® A2348244

$779,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1948**	**898.3 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Benchmark

A closer look

Great inner city investment opportunity! Originally the family home, this is the first time this property has been offered for sale in over 50 years! Situated on a 50’x120’ lot across from Tuxedo Park Playground this income generating 3-unit property is perfect for investors and buyers looking for their next project. The main floor has 2 bedrooms, large living room with original hardwood floors, 4 pc bath and kitchen. There are built-in bookcases throughout. Prime for renovation, the basement contains a 1-bedroom studio style illegal suite with 3 pc bath. The garage has been converted into a large storage space that would be perfect for use as an art studio; above there is a 1-bedroom legal suite (2021 - Sicker # 5789) with large kitchen-living area, large bedroom and 3 pc ensuite. The north facing backyard is private with loads of trees, a nice size deck and patio. Updated to the home include: 2 mid efficiency furnaces (2009) , new windows on the main floor (2009), new hot water heater (2018). Close to SAIT, University of Calgary and Foothills Medical Campus. Quick access to Centre St N and Edmonton Trail makes access to transit and downtown commutes easy. Lots of restaurants within walking distance and close to all amenities. Some images in this listing have been virtually staged to showcase the home's potential.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2348244
Bedrooms	4
Bathrooms	3
Year Built	1948
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	1
Num Illegal Suites:	1
Home Style:	Bungalow
Total Living Area:	898.3 sq. ft.
Main Level Finished Area:	898.3 sq. ft.

Below Grade Finished Area:	768.12 sq. ft.
Acreage:	No
Lot Area:	6,006 sq. ft.
Lot Frontage:	50'
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1948 (Age: 78)
Bedrooms:	4 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	2
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	2617AG
Heating:	Forced Air
Basement:	Full, Partially Finished, None
Foundation:	Block
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Concrete, Cork, Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0

Garage:	No
Garage Spaces:	0
Parking:	Driveway, Off Street, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Main Level
City Quadrant:	Northeast
Community:	Tuxedo Park
Appliances:	None
Inclusions:	3 x Stove, 3 x Fridge, 1 x Coin Dryer, 1 x Coin Washer
Restrictions:	Airspace Restriction
Main Floor	Bedroom - Primary · 10'1" × 10' ·
Main Floor	Bedroom · 11'3" × 10' ·
Main Floor	Foyer · 10'5" × 9'10" ·
Main Floor	Kitchen · 12' × 10'3" ·
Main Floor	Laundry · 8'1" × 7'1" ·
Main Floor	Living Room · 19'8" × 12' ·
Basement	Bedroom · 15'6" × 11'3" ·
Basement	Kitchen · 11' × 9' ·
Basement	Office · 12'2" × 11' ·
Basement	Furnace/Utility Room · 14'5" × 11'1" ·
Suite	Bedroom · 17'4" × 10'8" ·
Suite	Kitchen · 20'5" × 12'2" ·
Title to Land:	Fee Simple
Community Features:	Golf, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Bookcases, Storage
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, Treed
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Sep 25, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/130-30-avenue-ne-calgary-a2348244/

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