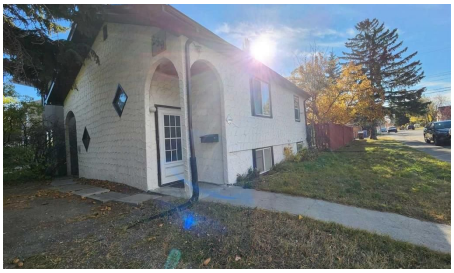
239 30 Avenue NW

Calgary | Active | MLS® A2354240

$669,900









Bedrooms	Bathrooms	Year Built	Living area
7	**4**	**1946**	**1,078.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Excellent Investment Opportunity in Tuxedo Park! Situated on a corner lot in the desirable NW community of Tuxedo Park, this updated single-family home offers excellent potential for investors and buyers seeking a spacious property. Featuring a walk-up basement, this home boasts a total of 7 bedrooms and 3.5 bathrooms, providing plenty of space and flexibility. Recent updates include vinyl flooring throughout and updated appliances. Additional features include a finished attic storage area and a single detached garage. Conveniently located close to restaurants, public transit, and playgrounds, with easy access to major roadways, this property offers an attractive opportunity in a well-connected Calgary community. ** 239 30 Avenue NW **

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354240
Bedrooms	7
Bathrooms	4
Year Built	1946
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,078.6 sq. ft.
Main Level Finished Area:	1,078.6 sq. ft.
Below Grade Finished Area:	954 sq. ft.
Acreage:	No
Lot Area:	4,477 sq. ft.

Lot Frontage:	37'4½"
Front Exposure:	North
Levels:	One
Total Rooms Above Grade:	5
Year built:	1946 (Age: 80)
Bedrooms:	7 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	4
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	3980AM
Heating:	Forced Air
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Vinyl
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached

Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Tuxedo Park
Appliances:	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Entrance · 6'9" × 4'1" ·
Main Floor	Kitchen · 17'3" × 10' ·
Main Floor	Dining Room · 8'11" × 8'5" ·
Main Floor	Bedroom · 11'5" × 8'6" ·
Main Floor	Bedroom · 13'10" × 10'6" ·
Main Floor	Bedroom - Primary · 14'3" × 11'1" ·
Main Floor	Attic (Finished) · 11'1" × 10'9" ·
Main Floor	Mud Room · 3'7" × 3'1" ·
Basement	Bedroom · 14'8" × 10'1" ·
Basement	Bedroom · 10'5" × 9'2" ·
Basement	Eat in Kitchen · 14'8" × 8'2" ·
Basement	Bedroom · 9'6" × 8'1" ·
Basement	Storage · 6'11" × 6'5" ·
Basement	Entrance · 4'1" × 3'6" ·
Basement	Bedroom · 10'10" × 9'10" ·
Basement	Storage · 4'1" × 2'1" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights

Interior Features:	Laminate Counters, Separate Entrance
Exterior Features:	Private Yard
Patio And Porch Features:	None
Lot Features:	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 24, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/239-30-avenue-nw-calgary-a2354240/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.