

# \$324,900 - 102, 339 30 Avenue Ne, Calgary

MLS® #A2233858

**\$324,900**

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

Tuxedo Park, Calgary, Alberta

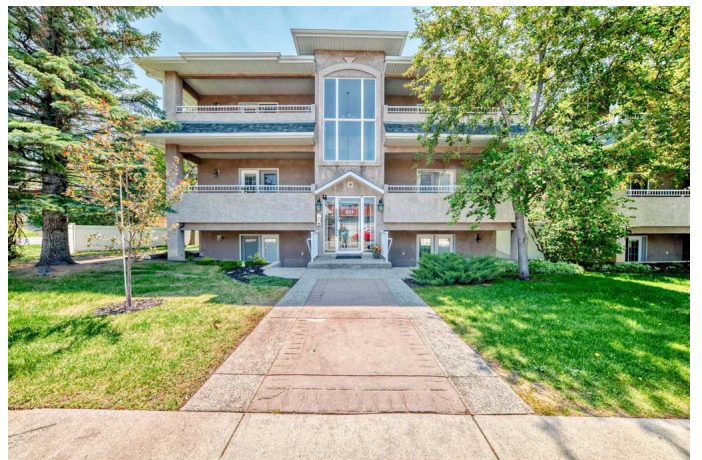
EXCEPTIONAL VALUE | 2 SPACIOUS  
BEDROOMS | 2 FULL BATHROOMS | PRIME  
LOCATION NEAR AMENITIES, PARKS &  
TRANSIT | UPGRADED STAINLESS STEEL  
APPLIANCES | IN-SUITE LAUNDRY

Don't miss this rare opportunity to own a beautifully renovated, move-in ready 2-bedroom, 2-bathroom condo in the highly desirable community of Tuxedo Park—a well-established neighborhood in Calgary known for its charm and pride of ownership.

This spacious unit showcases an open-concept layout ideal for both relaxing and entertaining. The modern kitchen features elegant stone countertops, ample cabinetry, and premium Samsung stainless steel appliances. The living room, centered around a cozy gas fireplace, seamlessly connects to the dining area and opens through French doors to a large private balcony—perfect for summer BBQs and evening gatherings.

The primary suite includes a private 4-piece ensuite with a soaker tub and stylish stone countertops. The second bedroom offers a generous walk-in closet and easy access to the full secondary bathroom. Large windows throughout flood the space with natural light, enhancing the home's warm and welcoming atmosphere.

Additional highlights include:



In-suite laundry

Dedicated surface parking stall

Independent furnace and hot water tank for added convenience and comfort

Located within walking distance to transit, schools, parks, restaurants, and shopping, this property offers the perfect blend of comfort and lifestyle—plus a quick commute to downtown Calgary.

Whether you're a first-time buyer, downsizer, or investor, this property presents incredible value in a fantastic location. Schedule your private showing today—this one won't last!

Built in 1999

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2233858          |
| Price          | \$324,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 887               |
| Acres          | 0.00              |
| Year Built     | 1999              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 102, 339 30 Avenue Ne |
| Subdivision | Tuxedo Park           |
| City        | Calgary               |

|             |         |
|-------------|---------|
| County      | Calgary |
| Province    | Alberta |
| Postal Code | T2E2E2  |

### Amenities

|                |       |
|----------------|-------|
| Amenities      | None  |
| Parking Spaces | 1     |
| Parking        | Stall |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | See Remarks                                                  |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Washer/Dryer |
| Heating           | Forced Air                                                   |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Gas                                                          |
| # of Stories      | 3                                                            |

### Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony            |
| Construction      | Stucco, Wood Frame |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 23rd, 2025 |
| Days on Market | 71              |
| Zoning         | M-C1 d82        |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | VIP Realty & Management |
|----------------|-------------------------|

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