

# \$299,900 - 101, 335 30 Avenue Ne, Calgary

MLS® #A2196087

**\$299,900**

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

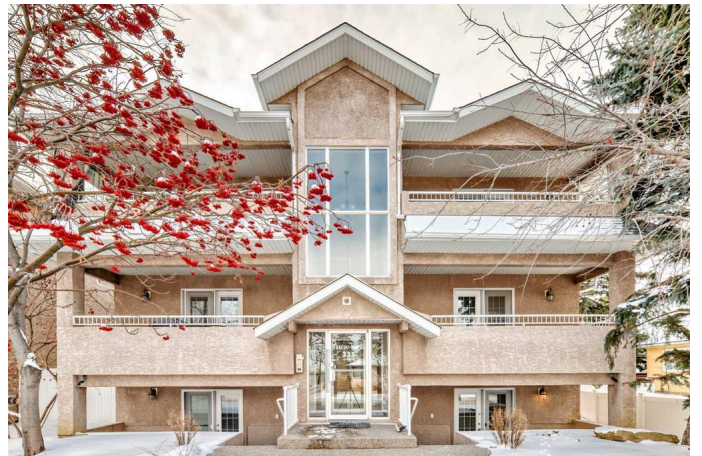
Tuxedo Park, Calgary, Alberta

Welcome to your urban oasis in the heart of Tuxedo, one of Calgary's most coveted inner-city communities! This charming 2-bedroom, 2-bathroom apartment is nestled in a quiet, highly desirable low-rise condo building, offering the perfect blend of tranquility and convenience. Just a short drive from Downtown Calgary and the airport, this location is ideal for professionals, downsizers, or anyone seeking a vibrant yet peaceful lifestyle. This well-managed complex includes an assigned parking stall and ample visitor parking, ensuring ease for you and your guests. Step outside and discover why Tuxedo is a perennial favorite—top-notch restaurants, boutique shopping, cozy coffee shops, parks, schools, and public transit are all just steps away. With quick access to major roadways like Deerfoot Trail, connectivity is effortless. Don't miss this rare opportunity to own in a prime location that combines the best of inner-city living with the comfort of a tight-knit community. Schedule your viewing today—this gem won't last long!

Built in 1999

## Essential Information

MLS® #	A2196087
Price	\$299,900
Bedrooms	2
Bathrooms	2.00



Full Baths	2
Square Footage	887
Acres	0.00
Year Built	1999
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Active

### **Community Information**

Address	101, 335 30 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 2E2

### **Amenities**

Amenities	Other
Parking Spaces	1
Parking	Stall

### **Interior**

Interior Features	Laminate Counters, Open Floorplan
Appliances	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

### **Exterior**

Exterior Features	Private Entrance
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

### **Additional Information**

Date Listed February 19th, 2025

Days on Market 43

Zoning M-C1

### **Listing Details**

Listing Office Real Broker

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