

\$869,500 - 434 30 Avenue Nw, Calgary

MLS® #A2248288

\$869,500

4 Bedroom, 4.00 Bathroom, 1,956 sqft

Residential on 0.07 Acres

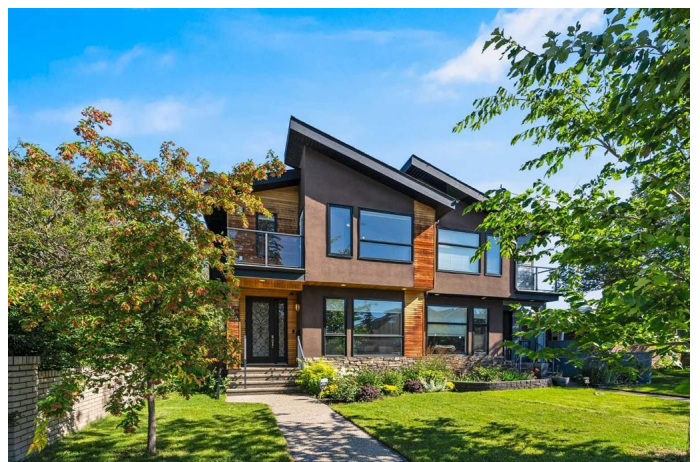
Mount Pleasant, Calgary, Alberta

Welcome to this modern home in Mount Pleasant, just steps from Confederation Park and minutes to DOWNTOWN, U of C, and SAIT. With OVER 2,800 SQ. FT. of beautifully designed living space, this property blends style, comfort, and functionality.

The main level is bright and open, showcasing WIDE PLANK HARDWOOD floors, a dramatic OPEN-RISER STAIRCASE, and a stone-accented fireplace. The chef's kitchen is equipped with sleek cabinetry, QUARTZ counters, a 6-burner GAS COOKTOP, built-in wall oven, and a large island with wine storage, perfect for everyday living and entertaining.

Upstairs, the VAULTED primary retreat offers a PRIVATE BALCONY, custom walk-in closet, and SPA-INSPIRED ENSUITE with dual vanities, a JETTED TUB, oversized rain shower, and skylights. Two additional bedrooms share a full bath, while an OPEN DEN WITH CUSTOM BUILT-IN CABINETRY creates an ideal home office or study space. A convenient LAUNDRY ROOM WITH SINK completes this level.

The FULLY DEVELOPED BASEMENT extends your living space with a second fireplace, BUILT-IN MEDIA SHELVING, a WET BAR with beverage fridge, a fourth bedroom, and a luxurious STEAM SHOWER.



Outside, the sunny, LANDSCAPED BACKYARD offers the best of inner-city living with enough outdoor space to relax, entertain, and garden, a rare combination of privacy and space so close to it all. The detached DOUBLE GARAGE is insulated and drywalled, while CENTRAL AIR CONDITIONING ensures year-round comfort.

This coveted location provides access to TOP SCHOOLS, the winter club, golf, shops, cafes, and an easy commute to DOWNTOWN. Do not miss your chance to enjoy the perfect balance of high-end design and everyday practicality. Book your private showing today.

Built in 2013

Essential Information

MLS® #	A2248288
Price	\$869,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,956
Acres	0.07
Year Built	2013
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	434 30 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 2N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Quartz Counters, Skylight(s), Walk-In Closet(s), Double Vanity, Jetted Tub, See Remarks, Recessed Lighting, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Bar Fridge, Garage Control(s), Range Hood, See Remarks, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Street Lighting, Treed
Roof	Asphalt Shingle
Construction	Stucco, Cedar, Stone
Foundation	Poured Concrete

Additional Information

Date Listed	September 18th, 2025
Days on Market	37
Zoning	R-CG

Listing Details

Listing Office	CIR Realty
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