$689,000 - 61 30 Avenue Sw, Calgary

MLS® #A2250158
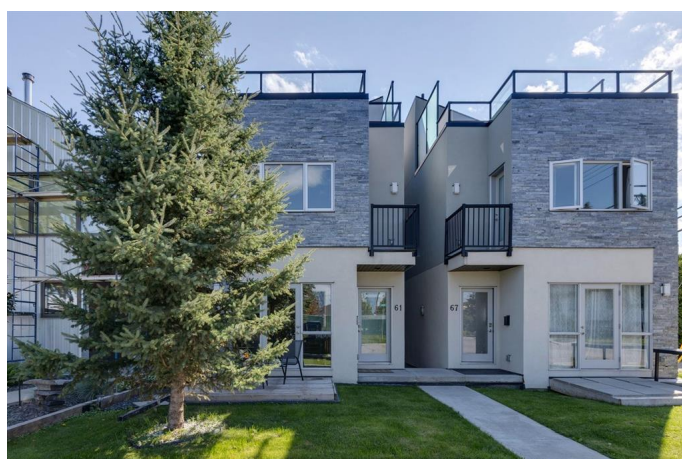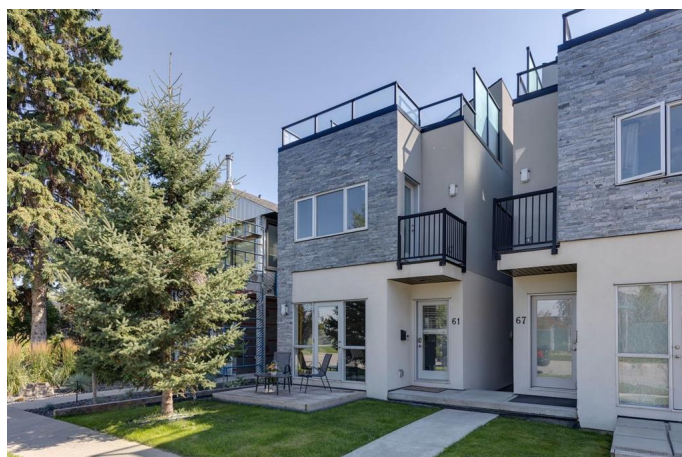
$689,000

2 Bedroom, 2.00 Bathroom, 1,422 sqft
Residential on 0.00 Acres

Erlton, Calgary, Alberta

Nestled on a serene street in the prestigious community of Erlton, this exquisite townhouse offers an unparalleled blend of elegance and urban convenience. Just a short walk to Mission and the charming Roxboro dog park, this home is perfectly situated for those seeking a vibrant yet tranquil lifestyle. The main floor welcomes you with its rich hardwood floors, soaring 9-foot ceilings, and fresh paint, creating a bright and inviting atmosphere. The living room, bathed in natural light, opens onto a private front deck, while the dining area provides ample space for entertaining. The kitchen is a chefâ€™s dream, featuring 2 tone European-style cabinetry, quartz countertops, a peninsula island adorned with a marble herringbone backsplash, and stainless steel appliances, including a gas range and pantry. Upstairs, the master bedroom is a true retreat, offering breathtaking views of downtown, double closets, and a luxurious en-suite bathroom complete with a soaking tub. A second generously sized bedroom and a well-appointed family bathroom complete this level. The upper loft is a sunlit haven, boasting vaulted ceilings, skylights, and an expansive open space perfect for a family room, sitting area, or home office. Step out onto the rooftop patio to take in the spectacular views of Downtown and Stampede Park, an ideal spot for enjoying fireworks during the Rodeo or Canada Day celebrations. The basement is designed for both function and style, featuring

a spacious gym area with industrial-inspired exposed ceilings, a laundry room, and additional storage in the furnace room. This home also includes a single parking spot in the shared detached garage, with ample free street parking available. Offering a seamless inner-city lifestyle without the congestion, this townhouse is the crown jewel of the complex, combining luxury, comfort, and convenience in one remarkable package.

Built in 2015

Essential Information

MLS® #	A2250158
Price	$689,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,422
Acres	0.00
Year Built	2015
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

Community Information

Address	61 30 Avenue Sw
Subdivision	Erlton
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2S 2Y4

Amenities

Amenities	Parking
Parking Spaces	1
Parking	Double Garage Detached, Garage Faces Rear, Off Street
# of Garages	1

Interior

Interior Features	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Back Lane, Corner Lot, Front Yard, Landscaped, See Remarks, Views
Roof	Flat, Flat Torch Membrane
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 21st, 2025
Zoning	M-CG d72

Listing Details

Listing Office	CIR Realty