

\$674,900 - 437 30 Avenue Nw, Calgary

MLS® #A2264981

\$674,900

3 Bedroom, 2.00 Bathroom, 1,029 sqft

Residential on 0.12 Acres

Mount Pleasant, Calgary, Alberta

Full of character, this well-maintained and thoughtfully upgraded Mount Pleasant sits on a quiet 42' x 120' R-CG Lot! As you walk up, the repainted siding and a yellow front door immediately welcomes you. Inside, the spacious living room welcomes you with a picturesque front window and gorgeous original hardwood that speak to the home's timeless character. Arched doorways enhance the charm as you transition into a sunlit, south-facing dining room – a warm and inviting space that made for gathering. The beautifully updated kitchen is equally delightful, featuring rich wood countertops contrasted beautifully against classic white cabinetry and a tiled backsplash, creating a perfect blend of warmth and style. The main floor bathroom is fully renovated, thoughtfully appointed with built-ins, with an elegant and timeless look.

Upstairs, you'll find two generous bedrooms, each tucked beneath the slope of the roofline – creating whimsical vaulted ceilings and cozy architectural character. From the rear entry, the stairs lead to a fully developed basement, offering a bright and renovated recreation area complete with an electric fireplace – equal parts stylish and inviting. A large additional bedroom, second bathroom, and laundry space provide excellent flexibility and storage. Fresh paint, updated details, and preserved original elements blend seamlessly, adding personality



in all the right places.

Outside, the south-facing backyard is a private inner-city oasis “ with a sprawling lawn, patio, fire pit, mature shrubs, and fruit trees creating a serene and secluded retreat. The built-in garden beds, play house, and a single detached garage off the alley complete this exceptional outdoor lifestyle.

Located in one of Calgary’s most beloved communities, this home is just a few blocks from Confederation Park, with quick access to the local outdoor rink, Arts Centre, playgrounds, schools, and major commuter routes off 4th streets Centre Street and 16th Avenue into downtown. With nearby golf, Nose Hill Park, and endless amenities at your fingertips “ this one truly has it all. Book your private showing today

Built in 1947

Essential Information

MLS® #	A2264981
Price	\$674,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,029
Acres	0.12
Year Built	1947
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Active

Community Information

Address	437 30 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2M 2N5

Amenities

Parking Spaces	1
Parking	Alley Access, Oversized, Single Garage Detached
# of Garages	1

Interior

Interior Features	Laminate Counters, Natural Woodwork, Quartz Counters, Vinyl Windows, Wood Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Freezer, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Rain Barrel/Cistern(s), Rain Gutters
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.