

# \$849,000 - 30 Coleridge Road Nw, Calgary

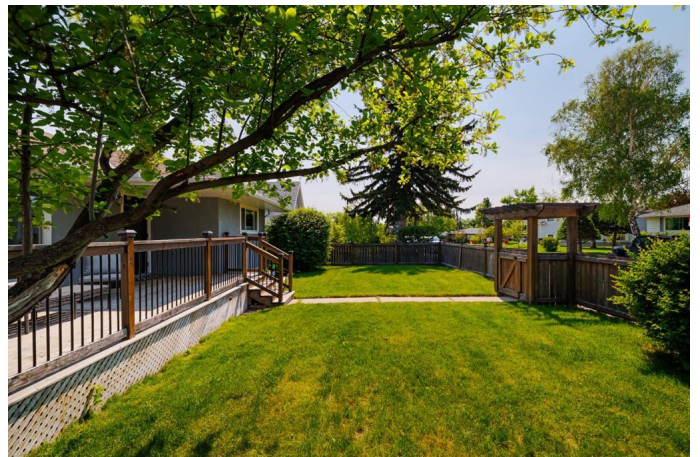
MLS® #A2264570

**\$849,000**

4 Bedroom, 2.00 Bathroom, 1,065 sqft  
Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

Welcome to this thoughtfully renovated 4-bedroom, 2-bath bungalow offering over 1,900 sq. ft. of beautifully finished living space in one of Calgary's most desirable inner-northwest communities. Inside, natural light fills the open-concept main floor, blending modern design with timeless comfort. The stunning kitchen showcases sleek two-tone cabinetry, quartz countertops, a large island with seating, and stainless-steel appliances—perfect for everyday living or entertaining. The spacious living room enjoys views of mature trees through a picture window and a cozy gas fireplace, while the adjoining dining area provides the perfect setting for family dinners. Two generous bedrooms and a stylish 4-piece bathroom complete the main level. The fully developed lower level brings exceptional versatility with two additional bedrooms, a full bathroom, a comfortable recreation area with wet bar, and a bright laundry room—ideal for families, guests, or a work-from-home setup. Step outside to enjoy multiple outdoor spaces: a large front deck perfect for morning coffee, a private rear patio with fire-pit area, and a rare rooftop patio above the garage—a peaceful retreat for evenings under the stars. The attached single-car garage and additional off-street parking add year-round convenience. With a newer furnace, hot water tank, windows, A/C, roof, and sewer line, all the big-ticket items have been taken care of, giving you complete peace of mind. Located



on a quiet, tree-lined street, this home is just minutes from Confederation Park, SAIT, the Winter Club, and downtown. With quality craftsmanship, smart updates, and a welcoming atmosphere, this home delivers modern living in a mature, established neighbourhood.

Built in 1957

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2264570    |
| Price          | \$849,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,065       |
| Acres          | 0.13        |
| Year Built     | 1957        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 30 Coleridge Road Nw |
| Subdivision | Cambrian Heights     |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2K 1W9              |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Interior Features | Bar, Double Vanity, Kitchen Island, No Smoking Home, Quartz |
|-------------------|-------------------------------------------------------------|

|                 |                                                                                                                                           |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------|
|                 | Counters, Recessed Lighting, Vinyl Windows                                                                                                |
| Appliances      | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings, Wine Refrigerator |
| Heating         | Forced Air, Natural Gas                                                                                                                   |
| Cooling         | Central Air                                                                                                                               |
| Fireplace       | Yes                                                                                                                                       |
| # of Fireplaces | 1                                                                                                                                         |
| Fireplaces      | Gas                                                                                                                                       |
| Has Basement    | Yes                                                                                                                                       |
| Basement        | Full                                                                                                                                      |

## Exterior

|                   |                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                                                |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot, Street Lighting, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                                       |
| Construction      | Concrete, Stucco, Wood Frame                                                                                          |
| Foundation        | Poured Concrete                                                                                                       |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 20                 |
| Zoning         | R-CG               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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