# \$1,895,000 - 2036 30 Avenue Sw, Calgary

MLS® #A2202586

## \$1,895,000

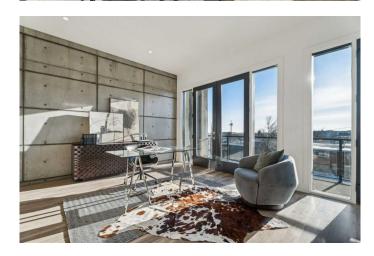
3 Bedroom, 4.00 Bathroom, 3,008 sqft Residential on 0.07 Acres

South Calgary, Calgary, Alberta

You've been ahead of the curve your whole life, why stop now? This outstanding masterpiece will shatter the mold for semi-detached homes in Calgary. Highlighted by panoramic city and skyline views and exceptional outdoor living spaces. Custom architectural features throughout including a concrete demising wall. Unsurpassed craftsmanship and attention to detail by master builder, Design Factor Homes. Situated at the precipice of and elevated lot in the heart of South Calgary/ Marda Loop offering a true inner-city lifestyle. Superb modern open floor plan offers just under 3,000 sq. ft. of modern elegance. 10 mill glass railings stretch across all floors encasing the elegant staircase. The open main floor is an entertainer's dream. The gourmet showcase central kitchen features professional grade stainless steel appliances, rich quartz countertops, ample amounts of full height custom built cabinets, tile backsplash, oversized single level island for casual dining, and a walk-in pantry. The adjacent spacious great room is a warm and welcoming space and is complete with a gorgeous stone clad gas fireplace. A full wall of glass blurs the line between the interior and the incredible extended exterior backyard living space The formal dining room is located on the opposite side of the kitchen and is highlighted by a modern minimalist chandelier. A flexible living space past the dining room offers direct access to the full length and covered south balcony. A privately located







powder bath completes the main level. 3 full bedrooms up including a sprawling primary suite. The elegant primary suite boasts 2 walk-in closets, a built-in refreshment station plus a sitting area and sunny south views. The ensuite bath caters to your pursuit of relaxation with a curb less steam shower, heated tile floors, quartz countertops, dual sinks, and an art piece freestanding soaker tub. The generous dedicated second floor laundry room is complete with tile floors, built in upper and lower cabinetry and a true wash sink. Step up to the spectacular rooftop patio and its Incredible 360-degree unobstructed views. The fully developed lower level gives you multiple living options and is complete with a wet bar, full bath and extra storage. Loaded with upgrades including oversized double heated garage that will accommodate 2 lifts, over height, 9, 10 + 11'ceilings throughout (including the basement), designer lighting throughout, high end plumbing fixtures, custom solid wood front door, solid core interior doors, Level 5 finished flat painted ceilings extensive use of pot lighting, 2' x 6' construction, and so much more. Centrally located and only minutes to all the eclectic shops, restaurants, pubs, and coffee shops in Marda Loop, shopping, dog parks, schools, Sandy Beach Park and minutes to downtown. This is the total package, a modern, meticulously crafted, high-end inner-city lifestyle home in a prime location offering outstanding views.

Built in 2024

#### **Essential Information**

MLS® # A2202586

Price \$1,895,000

Bedrooms 3
Bathrooms 4.00

Full Baths 3 Half Baths 1

Square Footage 3,008 Acres 0.07 Year Built 2024

Type Residential

Sub-Type Semi Detached

Style 3 Storey, Side by Side

Status Active

# **Community Information**

Address 2036 30 Avenue Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 1R2

## **Amenities**

Parking Spaces 8

Parking Double Garage Attached, Heated Garage, Insulated, Oversized,

Aggregate, Front Drive

# of Garages 2

#### Interior

Interior Features Built-in Features, Chandelier, Closet Organizers, Double Vanity, High

Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Crown Molding, Stone Counters, Central Vacuum,

Dry Bar, Recessed Lighting, Steam Room

Appliances Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner,

Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood,

Oven-Built-In, Gas Cooktop

Heating In Floor, Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Courtyard, Private Yard

Lot Description Back Lane, Low Maintenance Landscape, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Concrete, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed March 14th, 2025

Days on Market 48

Zoning R-C2

# **Listing Details**

Listing Office RE/MAX House of Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.