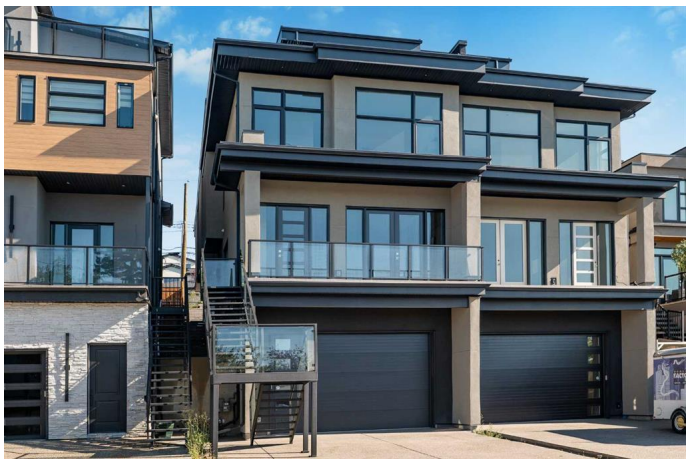
$1,799,900 - 2036 30 Avenue Sw, Calgary

MLS® #A2244442

$1,799,900
3 Bedroom, 4.00 Bathroom, 3,045 sqft
Residential on 0.07 Acres

South Calgary, Calgary, Alberta



OPEN HOUSE SATURDAY, AUGUST 2ND FROM 1-4 PM. Seldom do homes come to market with such attention to detail & quality construction - truly an engineers dream! Perched on 30th Avenue in coveted South Calgary with MOUNTAIN VIEWS & beautiful city vistas, this modern, elegant 3 bedroom home, built by Design Factor Homes offers over 3800 sq ft of exquisite, developed living space. The open & airy main level presents lofty ceilings, stylish light fixtures & feature concrete demising wall showcasing the front sitting area & spacious dining room with ample space to host family & friends. Create culinary masterpieces in the kitchen thatâ€™s tastefully finished with quartz counter tops, island/eating bar, an abundance of storage (including pantry) & high-end appliance package. The living room is anchored by a feature fireplace & has direct access to the back patio. A 2 piece powder room completes the main level. Ascend the contemporary staircase with glass wall to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & plenty of storage. The spacious primary bedroom is a true oasis, boasting itâ€™s own wet bar, 2 walk-in closets & luxurious 6 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. Revel in unobstructed mountain & city views from the rooftop patio â€“ the perfect venue for morning coffee or watching a gorgeous sunset. Basement development includes a

family/media room â€“ perfect for game or movie night. A 3 piece bath & storage room are the finishing touches to the basement. A mudroom provides access to the heated double attached oversized garage with towering 13â€™ ceiling. This meticulously built home is conveniently located within walking distance to vibrant Marda Loop & close to schools, shopping, River Park & easy access to Crowchild Trail.

Built in 2025

Essential Information

MLS® #	A2244442
Price	$1,799,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,045
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 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	2
Parking	Double Garage Attached, Heated Garage, Insulated, Oversized

# of Garages	2

Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Oven, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Washer
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Partial

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views
Roof	Other
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 30th, 2025
Days on Market	2
Zoning	R-CG

Listing Details

Listing Office	RE/MAX First

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