

# \$1,699,900 - 2036 30 Avenue Sw, Calgary

MLS® #A2270355

**\$1,699,900**

3 Bedroom, 4.00 Bathroom, 3,045 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Built by renowned Design Factor Homes with over 30 years of construction experience & part of National New Home Warranty. 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 that'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 it'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 - the perfect venue for morning coffee or watching a gorgeous



sunset. Basement development includes a family/media room “ 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 13’™ 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® #         | A2270355               |
| Price          | \$1,699,900            |
| 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 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 November 12th, 2025

Days on Market 3

Zoning R-CG

## Listing Details

Listing Office RE/MAX First

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