



**GRASSROOTS**  
REALTY GROUP

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2436 30 Avenue SW  
Calgary, Alberta

MLS # A2251166



**\$1,183,000**

Division:	Richmond		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,043 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Private, Street F		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Up To Grade	LLD:	-
Exterior:	Brick, Concrete, Wood Siding	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: n/a

Brand New Build ... Modern Inner-City Living in Marda Loop! This stunning 2,900+ sq. ft. home offers the perfect blend of style, space, and location—just steps from Marda Loop's restaurants, boutiques, and cafes, with downtown minutes away! Featuring an open-concept main floor with a chef's kitchen, quartz counters, and a spacious living room with a floor-to-ceiling fireplace, plus 3 bedrooms upstairs including a luxurious spa-inspired primary suite. The fully finished walkout basement with a wet bar, family room, 4th bedroom, and bath is perfect for entertaining or guests. All this on a quiet street with no thru-traffic & a double detached garage—inner-city living at its best!