



GRASSROOTS
REALTY GROUP

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2206 30 Avenue SW
Calgary, Alberta

MLS # A2272958



\$699,800

Division:	Richmond		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,630 sq.ft.	Age:	1989 (36 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, Kitchen Island, Walk-In Closet(s)		

Inclusions: Security System as is

Located just minutes from Marda Loop, this updated single-family 2-storey infill features a double detached garage. Step into a spacious, tiled front entry and a main floor renovated in 2013, offering updated flooring throughout. At the front of the home is a warm, sunlit living room with a wood-burning fireplace. Moving through, you'll find a large dining area adjacent to an updated kitchen with a generous central island with a deep sink, extensive cabinetry, a quality LG stainless-steel appliance package, and a Bosch dishwasher. At the rear of the home is a spacious nook and a door leading to an expansive deck with stairs down to the yard. A stylish, updated 2-piece bath completes the main floor. The upper level offers two large bedrooms and a spacious 4-piece bath. The bright primary suite features south exposure, a quaint balcony, and a good-sized walk-through closet leading to a large 4-piece ensuite with a soaking tub, separate shower, and plenty of space. A generous second bedroom with a walk-in closet completes the level. The walkout level includes older wood flooring, a good-sized bedroom, another full bath, a laundry room, storage and utility rooms, and a large rec room with walkout access. At the rear of the property is an insulated double detached garage built in 2019. Earlier this year, all poly-B plumbing was remediated, and the hot water tank was updated in recent years. The front yard features aggregate sidewalks, and a putting green is integrated into the landscaping. Situated just moments from the heart of Marda Loop—close to vibrant caf  s, shops, restaurants, River Park, excellent schools, and public transit—this home offers a blend of comfort, updates, and a prime inner-city location with quick access to downtown via 14th Street.

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