



GRASSROOTS
REALTY GROUP

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2134 30 Avenue SW
Calgary, Alberta

MLS # A2278125



\$1,175,000

Division:	Richmond		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,610 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Flag Lot, Rectangular Lot		

Heating:	High Efficiency, In Floor, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Other, See Remarks, Tile, Vinyl Plank	Sewer:	-
Roof:	Flat Torch Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar		

Inclusions: none

OPEN HOUSE SATURDAY & SUNDAY NOON - 3pm. Experience the perfect blend of striking design, sunshine-filled spaces, & unbeatable urban convenience in this exceptional residence located in the heart of the vibrant Marda Loop District. Instantly captivating, the modern corrugated metal exterior & beautifully landscaped front yard deliver standout curb appeal in this highly sought-after neighbourhood. Step inside with an airy open-concept layout, gleaming re-finished satin hardwood floors, & fresh contemporary paint throughout. The sunny living room makes a great impression with its soaring 18-foot open-to-below ceiling and expansive south-facing windows. Cozy evenings await around the gas fireplace, accented by a stylish metal feature wall that echoes the home's exterior design. The chef-inspired kitchen is both sleek & functional, featuring a generous island with new pendant lighting, undermount sink, filtered water, quartz countertops, stainless steel appliances, & a gas cooktop. Endless cabinetry and abundant seating make this space ideal for entertaining, whether hosting intimate dinners or lively gatherings. The adjacent dining room with contemporary lighting fixture is bathed in natural light and opens directly to a private courtyard patio—an inviting outdoor retreat tucked between the home and the convenient double garage. A chic powder room nearby adds a playful touch with its statement bowl-mounted sink. An open-riser staircase draws you upward, flooding the home with natural light. The second level offers two spacious bedrooms, along with a versatile loft & den—perfect for a home office, reading nook, or family lounge. A dedicated laundry room with sink adds everyday ease. The entire third level is a true showstopper, designed as a private primary retreat with an additional bonus space & wet bar, both finished with new

luxury vinyl plank flooring. Step outside to the spectacular south-facing rooftop patio & take in sweeping Rocky Mountain views. The primary bedroom is thoughtfully appointed with custom closet organizers & a spa-like ensuite featuring a built-in tiled tub, dual sinks, makeup vanity, in-floor heating, and a glass-enclosed shower with bench and niche. The fully finished LOWER LEVEL expands your living space with 9-foot ceilings, radiant in-floor heating, & a large recreation area complete with custom rubber gym flooring and full height wall mirror. Thoughtful upgrades throughout the home, rigid styrofoam insulation & gravel on the torch-on roof, water softener, , built-in speakers, Toto toilets, undermount sinks, & a tankless NAVIEN hot water system. All west & north facing windows were replaced with UV-protected triple-glazed windows. Rebuilt furnace in 2022. Over \$100,000 worth of upgrades over the past five years. Two outdoor spaces, this home delivers privacy, comfort, & exceptional style. With over 3,500 sq. ft. of livable space, it is ideally located in the popular community of Marda Loop. Some of the photos have been virtually staged.