



1602 30 Avenue SW
Calgary, Alberta

MLS # A2298623



\$2,000,000

Division:	South Calgary		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,118 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Landscaped, Rectangular Lot		

Heating:	In Floor, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

Positioned on a PROMINENT CORNER LOT in sought-after South Calgary, this BRAND NEW LUXURY RESIDENCE delivers refined design, thoughtful craftsmanship and elevated comfort within one of Calgary's most vibrant inner-city communities. Steps from the energy of Marda Loop and minutes to river pathways, this location connects daily living to some of the city's best amenities while maintaining a quiet residential feel. Enter through a welcoming foyer that sets the tone for the home's attention to detail as natural light moves effortlessly through the main level, highlighting HARDWOOD FLOORING that continues across the stairs and throughout the living spaces. Gather around the gas fireplace in the great room where generous proportions encourage both relaxed evenings and effortless entertaining. Prepare meals in a well-appointed kitchen designed for both function and style, anchored by a large island and complemented by a PREMIUM WOLF AND SUB ZERO APPLIANCE PACKAGE that elevates everyday cooking. Enjoy seamless transitions to the rear concrete patio where a BBQ GAS LINE supports outdoor dining while the LANDSCAPED YARD creates a private setting for summer enjoyment. Appreciate the convenience of a thoughtfully designed mudroom complete with custom-built lockers that help organize busy routines. Retreat upstairs to a primary bedroom that introduces a sense of calm through its VAULTED CEILING while a SPA-INSPIRED ENSUITE pairs a curbless tile shower, soaker tub and dual vanity to support both comfort and routine. Two additional bedrooms and a full bathroom continue the upper level, while a dedicated laundry room adds everyday efficiency. Descend to a fully developed basement warmed by IN-FLOOR HEATING where flexible living spaces accommodate movie nights, games or extended stays

alongside a fourth bedroom and full bathroom. Experience the added benefit of CUSTOM SITE-BUILT CLOSETS AND ARCHITECTURAL BEAMS that contribute both function and character throughout the home. Benefit from CENTRAL AIR CONDITIONING during warmer months while a DOUBLE DETACHED GARAGE with lane access supports secure parking and storage. This home brings together quality construction, modern design and an exceptional inner-city location for a lifestyle that balances convenience, comfort and connection.