



2036 30 Avenue SW
Calgary, Alberta

MLS # A2100013



\$2,090,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	2,907 sq.ft.	Age:	2024 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Oversized, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot, Views		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Steam Room, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	None		

You’ve been ahead of the curve your whole life, why stop now? This outstanding masterpiece is currently being built and will shatter the mold for semi-detached homes in Calgary. Highlighted by panoramic city and skyline views plus a never seen before extended and private and large backyard oasis. Custom architectural features throughout including a concrete demising wall. Unsurpassed craftsmanship and attention to detail by master builder, Design Factor Homes. Situated at the precipice of an elevated lot in the heart of South Calgary/ Marda Loop offering a true inner-city lifestyle. Superb modern open floor plan offers just under 3,000 sq. ft. plus the chance to customize your own basement plan. The open main floor is an entertainer’s dream. The gourmet showcase central kitchen features professional grade stainless steel appliances, rich granite countertops, ample amounts of custom built cabinets, tile backsplash, oversized single level island for casual dining, and a walk in pantry. The adjacent spacious great room makes a great hangout space and is complete with a gorgeous stone clad gas fireplace and access to the incredible extended backyard living space. The formal dining room is located on the opposite side of the kitchen and will accommodate large dining sets. Enjoy your time in the front den/office space offering direct access to the full length south exposed front balcony. A privately located powder bath completes the main level. 3 full bedrooms up including a sprawling primary suite. The elegant primary suite boasts 2 walk-in closets, sitting area and sunny south views. The ensuite bath caters to your pursuit of relaxation with a curb less steam shower, heated tile floors, granite countertops, dual sinks, and an oversized jetted soaker tub. The dedicated second floor laundry room is completed with tile floors, built in upper and

lower cabinetry and a true wash sink. A few steps up bring you to the bonus 12' x 9' rooftop patio and its Incredible 360-degree unobstructed views. Loaded with upgrades including 9' ceilings throughout (including the basement), full size double heated garage, designer lighting throughout, high end plumbing fixtures, custom solid wood front door, cornice moldings and coffered ceiling details, extensive use of pot lighting, 2' x 6' exterior wall construction, hardwood flooring throughout and so much more. Centrally located and only minutes to all the eclectic shops, restaurants, pubs, and coffee shops in Marda Loop, shopping, dog parks, schools, Sandy Beach Park and minutes to downtown and the nightlife of 17 Ave. Still time to customize this enviable home to suite your standards. ****Note**** Images are renderings from builders plans