



**1707 30 Avenue SW**  
**Calgary, Alberta**

**MLS # A2151076**



**\$699,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	959 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, See Remarks		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, High Ceilings		

**Inclusions:** Negotiable

Investor Alert! Wonderfully maintained, perfectly situated and priced to sell, this two bedroom, two story loft, detached home with a contemporary open floor plan is sure to impress. From the spacious dining and living area to the south facing backyard with a meticulous garden view, there is plenty of room for any couple to enjoy. Features include a 'cathedral ceiling, updated kitchen, windows and doors, two fireplaces, maple and oak hardwood, oversized double detached garage, and so much more! The home features a professionally executed garden starting with an xeriscape front yard and a lush oasis in the back which includes over 45 different varieties of perennials and shrubs. Located in South Calgary around the corner from the community park with convenient access to an outdoor pool and pickleball/tennis courts. The vibrant Marda Loop commercial district is a short walk away with its many restaurants, shops and gathering places. This beauty won't last long! Book your showing today.