

\$2,099,999 - 2038 30 Avenue Sw, Calgary

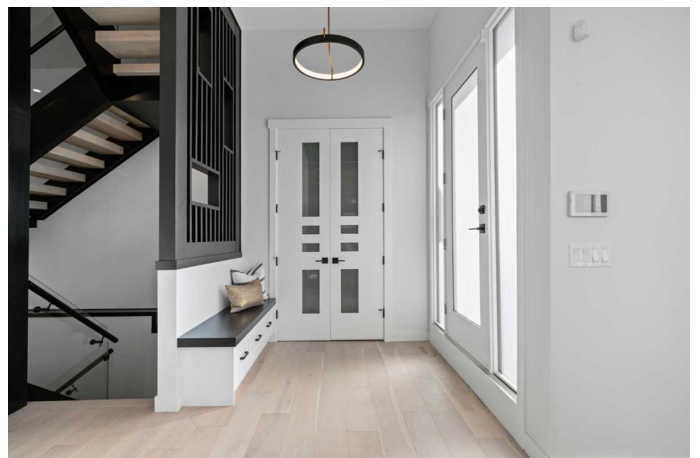
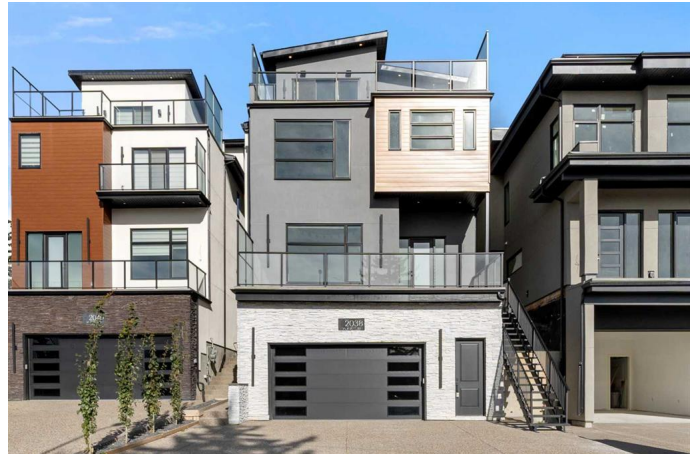
MLS® #A2173439

\$2,099,999

4 Bedroom, 6.00 Bathroom, 3,863 sqft
Residential on 0.10 Acres

South Calgary, Calgary, Alberta

Experience the pinnacle of luxury living at 2038 30 Ave, nestled in the highly sought-after Marda Loop community. This modern, three-level home boasts over 3,000 ft of meticulously designed living space, showcasing exceptional craftsmanship and top-of-the-line selections throughout. The lower level features a spacious double garage, a gym, and a stylish rec room, perfect for both relaxation and entertainment, along with a full bathroom for guests. On the main level, the inviting living room, highlighted by a sleek marble gas fireplace, sets the tone for entertaining. A few steps up lead to an elegant office and a powder room. The gourmet kitchen is a chef's dream, outfitted with high-end appliances, luxurious quartz countertops, and a generous island that flows seamlessly into the dining area and family room, enhanced by custom built-ins and an exquisite wine rack. High ceilings and built-in speakers elevate the ambiance, while an elevator provides effortless access to all levels. The second level features a luxurious primary suite, complete with a double-sided gas fireplace, a spa-like ensuite with a soaker tub, walk-in shower, dual vanity, and an expansive custom closet. Two additional bedrooms, each with ensuite bathrooms and walk-in closets, along with a conveniently located laundry room, complete this level. The third level offers an entertainer's loft with a spacious family room, a fourth bedroom with a walk-in closet, and a stylish 3-piece bathroom,



all complemented by breathtaking mountain views from the south-facing patio. With a striking floating staircase and wheelchair accessibility, this home ensures both comfort and elegance for all. Don't miss your chance to own this modern masterpiece in Marda Loop—schedule your private tour today!

Built in 2024

Essential Information

MLS® #	A2173439
Price	\$2,099,999
Bedrooms	4
Bathrooms	6.00
Full Baths	5
Half Baths	1
Square Footage	3,863
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Active

Community Information

Address	2038 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R2

Amenities

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, No Smoking Home, Walk-In Closet(s), Wet Bar, Closet Organizers, Kitchen Island, No Animal Home, Open Floorplan, Quartz Counters, See Remarks, Soaking Tub
Appliances	Dishwasher, Refrigerator, Stove(s), Bar Fridge, Built-In Oven, Dryer, Garage Control(s), Microwave, Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Back Lane, Front Yard, Rectangular Lot, Sloped Down, Street Lighting, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Wood Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	October 31st, 2024
Days on Market	154
Zoning	R-CG

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.