

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

MLS® #A2173439

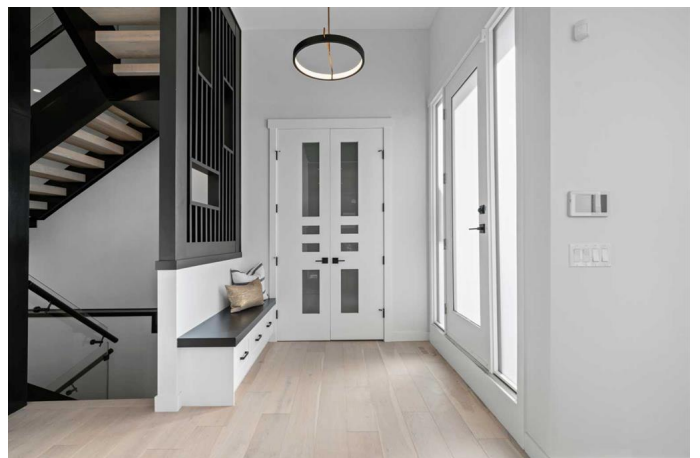
**\$2,099,999**

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

South Calgary, Calgary, Alberta

**\*\* OPEN HOUSE: Friday, Mar. 14th 3-5pm \*\***

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, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s), Closet Organizers, Double Vanity, No Animal Home, See Remarks, Soaking Tub, Wet Bar
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Window Coverings, Bar Fridge, Dryer, Washer
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	Back Lane, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot, Sloped Down, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	October 31st, 2024
Days on Market	133
Zoning	R-CG

## Listing Details

Listing Office	eXp Realty
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