

2036 30 Avenue SW  
Calgary, Alberta

MLS # A2270355



# \$1,699,900

|                  |                                                                         |               |                  |
|------------------|-------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | South Calgary                                                           |               |                  |
| <b>Type:</b>     | Residential/Duplex                                                      |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                                         |               |                  |
| <b>Size:</b>     | 3,045 sq.ft.                                                            | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                       | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Insulated, Oversized             |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                               |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views |               |                  |

|                    |                                                                                                                                                                                                                                             |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air                                                                                                                                                                                                                        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Laminate, Tile                                                                                                                                                                                                                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Other                                                                                                                                                                                                                                       | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Partial                                                                                                                                                                                                                                     | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stucco, Wood Frame                                                                                                                                                                                                                          | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                                                             | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | None.                                                                                                                                                                                                                                       |                   |      |

Built by renowned Design Factor Homes with over 30 years of construction experience & part of National New Home Warranty. Seldom do homes come to market with such attention to detail & quality construction - truly an engineers dream! Perched on 30th Avenue in coveted South Calgary with MOUNTAIN VIEWS & beautiful city vistas, this modern, elegant 3 bedroom home, built by Design Factor Homes offers over 3800 sq ft of exquisite, developed living space. The open & airy main level presents lofty ceilings, stylish light fixtures & feature concrete demising wall showcasing the front sitting area & spacious dining room with ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage (including pantry) & high-end appliance package. The living room is anchored by a feature fireplace & has direct access to the back patio. A 2 piece powder room completes the main level. Ascend the contemporary staircase with glass wall to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & plenty of storage. The spacious primary bedroom is a true oasis, boasting it's own wet bar, 2 walk-in closets & luxurious 6 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. Revel in unobstructed mountain & city views from the rooftop patio - the perfect venue for morning coffee or watching a gorgeous sunset. Basement development includes a family/media room - perfect for game or movie night. A 3 piece bath & storage room are the finishing touches to the basement. A mudroom provides access to the heated double attached oversized garage with towering 13' ceiling. This meticulously built home is conveniently located within walking distance to vibrant

Marda Loop & close to schools, shopping, River Park & easy access to Crowchild Trail.