

2036 30 Avenue SW  
 Calgary, Alberta

MLS # A2270355

**\$1,699,900**


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

|             |   |            |      |
|-------------|---|------------|------|
| Heating:    | In Floor, Forced Air  | Water:     | -    |
| Floors:     | Laminate, Tile  | Sewer:     | -    |
| Roof:       | Other   | Condo Fee: | -    |
| Basement:   | Partial   | LLD:       | -    |
| Exterior:   | Stucco, Wood Frame  | Zoning:    | R-CG |
| Foundation: | Poured Concrete   | Utilities: | -    |
| Features:   | 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 |            |      |
| Inclusions: | 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 its 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 &ndash; the perfect venue for morning coffee or watching a gorgeous sunset. Basement development includes a family/media room &ndash; 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&rsquo; 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.