



THE
A-TEAM

**RE/MAX
FIRST**

2036 30 Avenue, Calgary T2T 1R2

MLS®#: **A2100013**

Area: **South Calgary**

Listing Date: **01/06/24**

List Price: **\$2,090,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Calgary

Year Built:

2024

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area

Abv Sqft:

2,907

Low Sqft:

Ttl Sqft:

2,907

DOM

134

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

**Back Lane,Low Maintenance Landscape,Rectangular Lot,Views
Double Garage Attached,Front Drive,Oversized,Rear Drive**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

In Floor,Forced Air,Natural Gas

Sewer:

Ext Feat:

Courtyard,Private Yard

Construction:

Concrete,Wood Frame

Flooring:

Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Gas Range,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,See Remarks,Washer

Int Feat:

Built-in Features,Central Vacuum,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,See Remarks,Steam Room,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room

Bedroom - Primary

Level

Upper

Dimensions

14`6" x 19`6"

Room

Bedroom

Level

Upper

Dimensions

11`0" x 13`3"

Bedroom
5pc Bathroom

Upper
Upper

14`3" x 10`4"
9`4" x 8`0"

5pc Ensuite bath
2pc Bathroom
Legal/Tax/Financial

Upper
Main

16`10" x 8`0"
6`1" x 5`2"

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-C2

Remarks

Pub Rmks:

Available this April. You've been ahead of the curve your whole life, why stop now? This outstanding masterpiece is currently being built and will shatter the mold for semi-detached homes in Calgary. Highlighted by panoramic city and skyline views plus a never seen before extended and private and large backyard oasis. Custom architectural features throughout including a concrete demising wall. Unsurpassed craftsmanship and attention to detail by master builder, Design Factor Homes. Situated at the precipice of an elevated lot in the heart of South Calgary/ Marda Loop offering a true inner-city lifestyle. Superb modern open floor plan offers just under 3,000 sq. ft. plus the chance to customize your own basement plan. The open main floor is an entertainer's dream. The gourmet showcase central kitchen features professional grade stainless steel appliances, rich granite countertops, ample amounts of custom built cabinets, tile backsplash, oversized single level island for casual dining, and a walk in pantry. The adjacent spacious great room makes a great hangout space and is complete with a gorgeous stone clad gas fireplace and access to the incredible extended backyard living space. The formal dining room is located on the opposite side of the kitchen and will accommodate large dining sets. Enjoy your time in the front den/office space offering direct access to the full length south exposed front balcony. A privately located powder bathe completes the main level. 3 full bedrooms up including a sprawling primary suite. The elegant primary suite boasts 2 walk-in closets, sitting area and sunny south views. The ensuite bath caters to your pursuit of relaxation with a curb less steam shower, heated tile floors, granite countertops, dual sinks, and an oversized jetted soaker tub. The dedicated second floor laundry room is completed with tile floors, built in upper and lower cabinetry and a true wash sink. A few steps up bring you to the bonus 12' x 9' rooftop patio and its Incredible 360-degree unobstructed views. Loaded with upgrades including 9' ceilings throughout (including the basement), full size double heated garage, designer lighting throughout, high end plumbing fixtures, custom solid wood front door, cornice moldings and coffered ceiling details, extensive use of pot lighting, 2' x 6' exterior wall construction, hardwood flooring throughout and so much more. Centrally located and only minutes to all the eclectic shops, restaurants, pubs, and coffee shops in Marda Loop, shopping, dog parks, schools, Sandy Beach Park and minutes to downtown and the nightlife of 17 Ave. Still time to customize this enviable home to suite your standards. **Note Images are renderings from builders plans**

Inclusions:
Property Listed By:

None
RE/MAX Real Estate (Central)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



