



THE
A-TEAM

**RE/MAX
FIRST**

1924 30 Avenue, Calgary T2T1P9

MLS®#: **A2134100**

Area: **South Calgary**

Listing Date: **05/21/24**

List Price: **\$799,000**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,049

Year Built:

1990

Low Sqft:

Lot Information

Ttl Sqft:

2,049

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

35

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Landscaped,Street Lighting,Rectangular Lot,Sloped

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Carpet,Hardwood,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Oven,Garage Control(s),Humidifier,Microwave,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

High Ceilings,No Animal Home,No Smoking Home

Utilities:

Room Information

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`7" x 11`3"
Dining Room	Main	15`3" x 9`8"
2pc Bathroom	Main	6`5" x 5`10"
Bedroom - Primary	Second	16`6" x 13`6"
5pc Ensuite bath	Second	16`7" x 9`1"
Bedroom	Second	10`11" x 10`1"
4pc Bathroom	Second	9`8" x 8`6"

Room	Level	Dimensions
Living Room	Main	15`10" x 14`7"
Family Room	Main	20`4" x 11`10"
Foyer	Main	6`10" x 6`5"
Walk-In Closet	Second	10`8" x 5`11"
Bedroom	Second	15`10" x 14`0"
Walk-In Closet	Second	5`0" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

4479P

Remarks

Pub Rmks: **Welcome to this lovingly cared-for home located in the vibrant and highly sought-after Marda Loop community. Nestled on a quiet, tree-lined street, this charming residence offers a perfect blend of classic design and modern living. With over 2,000 square feet of living space and the potential to develop an additional 900 square feet in the basement, this home is ideal for growing families and those who love to entertain. The unique architectural design features distinctive roof lines, 9' ceilings, large principal rooms, and abundant natural light through glass blocks. Recent improvements include a new deck, a high-efficiency furnace, and a hot water tank. The beautifully landscaped front yard leads to a charming front porch and an inviting foyer. The main floor boasts a formal living room with large bay windows and a wood-burning fireplace with gas assist, a formal dining room, a spacious kitchen perfect for entertaining, a cozy family room with access to a serene backyard oasis, and a convenient 2-piece bathroom. Hardwood floors throughout the main level and a winding stairwell with a white tubular railing lead to the second floor, where you'll find the primary bedroom with a walk-in closet and a luxurious 5-piece ensuite, two additional good-sized bedrooms, and a 4-piece bathroom. The undeveloped lower level offers endless possibilities for customization, including additional recreation/family space, an extra bedroom, and a bath. Enjoy the convenience of nearby shops, restaurants, parks, top-rated schools, and ample street parking, along with a double detached garage at the back. Don't miss the opportunity to own this unique and beautiful home in one of Calgary's most desirable neighbourhoods. Contact us today to schedule a viewing and experience all that this property has to offer.**

Inclusions:
Property Listed By: **N/A
Calgary West Realty**

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











