



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2038 30 Avenue, Calgary T2T 1R2**

MLS®#: **A2173439**      Area: **South Calgary**      Listing Date: **10/31/24**      List Price: **\$2,099,999**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **4,371 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **3,863**  
 Low Sqft:  
 Ttl Sqft: **3,863**

DOM

**83**  
Layout  
 Beds: **4 (4 )**  
 Baths: **5.5 (5 1)**  
 Style: **3 Storey**

Parking

Ttl Park: **2**  
 Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Landscaped,Street Lighting,Underground Sprinklers,Rectangular Lot,Sloped Down**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Other**

Construction: **Stucco,Wood Frame**  
 Flooring: **Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`11" x 11`10"</b>
<b>Game Room</b>	<b>Main</b>	<b>24`6" x 17`0"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>6`9" x 5`11"</b>
<b>Dining Room</b>	<b>Upper</b>	<b>14`2" x 10`10"</b>
<b>Foyer</b>	<b>Upper</b>	<b>7`4" x 7`1"</b>
<b>Living Room</b>	<b>Upper</b>	<b>18`10" x 16`4"</b>

Room	Level	Dimensions
<b>Exercise Room</b>	<b>Main</b>	<b>12`11" x 10`11"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>6`9" x 11`10"</b>
<b>2pc Bathroom</b>	<b>Upper</b>	<b>7`3" x 5`0"</b>
<b>Family Room</b>	<b>Upper</b>	<b>17`11" x 16`4"</b>
<b>Kitchen</b>	<b>Upper</b>	<b>11`7" x 18`5"</b>
<b>Office</b>	<b>Upper</b>	<b>13`10" x 11`9"</b>

**3pc Ensuite bath**      **Second**      **11`5" x 4`11"**  
**5pc Ensuite bath**      **Second**      **11`4" x 14`0"**  
**Bedroom**      **Second**      **12`8" x 12`8"**  
**Bedroom - Primary**      **Second**      **15`11" x 16`0"**  
**Walk-In Closet**      **Second**      **9`6" x 6`2"**  
**Bedroom**      **Third**      **15`5" x 13`6"**  
**Walk-In Closet**      **Third**      **8`0" x 9`1"**

**4pc Ensuite bath**      **Second**      **7`10" x 4`11"**  
**Bedroom**      **Second**      **14`1" x 12`10"**  
**Laundry**      **Second**      **13`9" x 5`11"**  
**Walk-In Closet**      **Second**      **13`11" x 7`10"**  
**3pc Bathroom**      **Third**      **11`9" x 6`0"**  
**Family Room**      **Third**      **16`11" x 18`4"**

Legal/Tax/Financial

**Title:**      **Zoning:**  
**Fee Simple**      **R-CG**  
**Legal Desc:**      **1610999**

Remarks

**Pub Rmks:**      **\*\* OPEN HOUSE: Saturday, Jan. 25th 12-2pm and Monday, Jan. 27th 3:30-5:30pm \*\* 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 4,500 sq 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!**

**Inclusions:**      **None**  
**Property Listed By:**      **eXp Realty**

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













