



THE
A-TEAM

**RE/MAX
FIRST**

2138 30 Avenue, Calgary T2E 7K9

MLS®#: **A2182604**

Area: **Richmond**

Listing Date: **12/06/24**

List Price: **\$1,035,000**

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: **2007**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Landscaped,Rectangular Lot,Views**
 Park Feat: **Double Garage Detached**

Finished Floor Area

Abv Sqft: **2,610**
 Low Sqft:
 Ttl Sqft: **2,610**

DOM

15
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Private Yard**

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

Kitchen Appl: **See Remarks**
 Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Foyer	Main	6`8" x 6`8"
Living Room	Main	13`8" x 20`6"
5pc Bathroom	Second	
Bedroom	Second	9`9" x 13`9"
Laundry	Second	6`2" x 7`4"

Room	Level	Dimensions
Dining Room	Main	13`2" x 12`5"
Kitchen	Main	14`0" x 16`8"
Mud Room	Main	6`1" x 12`6"
Bedroom	Second	9`9" x 13`9"
Family Room	Second	13`10" x 12`1"
Office	Second	6`10" x 9`0"

5pc Ensuite bath
 Bedroom - Primary
 4pc Bathroom
 Game Room

Third
 Third
 Lower
 Lower

13`9" x 18`6"
 19`0" x 28`11"

Loft
 Walk-In Closet
 Bedroom
 Furnace/Utility Room

Third
 Third
 Lower
 Lower

14`2" x 17`5"
 6`2" x 8`7"
 12`9" x 16`9"
 5`9" x 22`1"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc:

Zoning:
R-CG

4479P

Remarks

Pub Rmks: **Embrace a luxurious and convenient inner city lifestyle in the heart of the desirable Marda Loop District. This beautiful three storey emulates craftsmanship, comfort, and functionality - and is over 3,400 total square feet! The exterior offers unrivalled curb appeal and is characterized by angled roof detailing and a pristinely landscaped yard. Soaring ceilings in the entryway coupled with a breathtaking open to below feature and abundance of windows give a bright welcome into the expansive foyer. Follow the immaculately maintained hardwood flooring into the large living room with a gas fireplace and south-facing windows; the perfect cozy spot for gathering. The nearby chef's kitchen is adorned with state-of-the art inclusions sure to impress at dinner parties. Quartz countertops, a spacious kitchen island, along with ample cabinetry are indulgent features that seamlessly tie everything together. Towards the rear is the equally bright dining room, with direct access to the adjacent mudroom space that leads out to a private backyard and double detached garage. A polished powder room with unique bowl mounted sink completes the main level of the home. Ascend the open riser staircase to the second level, which boasts two large bedrooms with big closets, a dedicated laundry space fully equipped with sink and storage, a full bathroom with dual sinks and tiled bathtub, and a versatile bonus room with an office nook overlooking the main floor. Up above, the third-floor primary retreat is a sight to behold and comes with a huge walk-in-closet. Escape to the adjoining ensuite which includes a frosted glass door, dual sinks and a built-in vanity station, glass enclosed shower with bench, and soaking tub with tiled surround. From here, conveniently access the third floor loft, which encompasses a private sitting area with a wet bar and/or coffee station, and an exclusive rooftop patio with panoramic views. Down in the fully finished carpeted basement, a huge recreation room is a flexible space that can be converted into unlimited potential for your leisure, along with an additional bedroom with another walk-in-closet, and an additional full bathroom. Ideally suited mere minutes from all of the excited of Marda Loop, this residence is surrounded by local boutiques, fine dining, parks and recreation possibilities, and desirable schools. Envision yourself in a truly exceptional home in one of the city's most desirable communities. This is a Court of King's Bench foreclosure and all offers must be unconditional and are to include a schedule indicating that the purchase is made in an as is/whereis condition.**

Inclusions:
 Property Listed By: **Property to be sold in as-is condition
 CIR Realty**

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











