

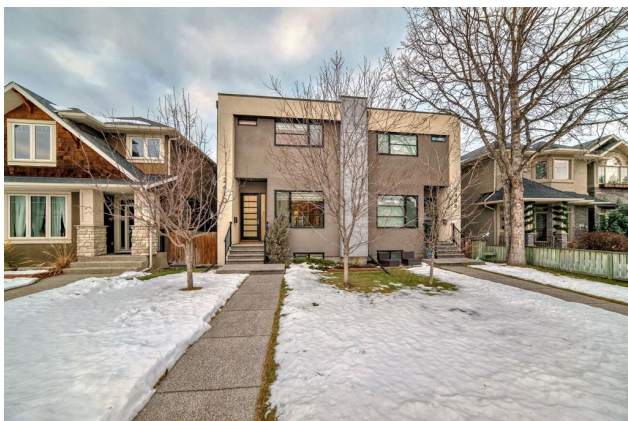


THE
A-TEAM

**RE/MAX
FIRST**

2410 30 Avenue, Calgary T2T 1R9

MLS®#: **A2183428** Area: **Richmond** Listing Date: **12/15/24** List Price: **\$1,195,000**
 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: **2015**
Lot Information
 Lot Sz Ar: **3,121 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Landscaped,Rectangular Lot**
 Park Feat: **Double Garage Detached**

DOM

6
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **2**

Utilities and Features

Roof: **Rubber** Construction: **Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile,Hardwood**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Stone Counters,Storage,Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	19`8" x 9`7"	Kitchen	Main	13`1" x 18`3"
Dining Room	Main	13`11" x 15`2"	Entrance	Main	7`3" x 5`9"
2pc Bathroom	Main	5`2" x 4`11"	Bedroom	Second	9`10" x 10`3"
Bedroom	Second	9`11" x 10`11"	Laundry	Second	7`10" x 4`11"
4pc Ensuite bath	Second	9`5" x 5`0"	6pc Ensuite bath	Second	8`9" x 12`5"

Bedroom - Primary
Walk-In Closet
4pc Bathroom
Game Room

Second
Second
Basement
Basement

13`5" x 16`4"
5`10" x 3`2"
9`9" x 4`11"
12`10" x 15`2"

Walk-In Closet
Bedroom
Office
Mud Room

Legal/Tax/Financial

Second
Basement
Basement
Basement

6`2" x 16`4"
18`7" x 10`4"
9`9" x 9`4"
5`11" x 8`0"

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-CG

Remarks

Pub Rmks:

Discover this beautifully designed and fully developed walk-out infill in Marda Loop, nestled on a quiet cul-de-sac next to a park. This meticulously maintained home offers modern upgrades and a versatile layout, starting with a bright main floor featuring 10-foot ceilings, a stylish kitchen with custom cabinetry, stainless steel appliances, and an extended island seating 5-6, seamlessly connecting to the dining and living areas. Double sliding doors open to a private back patio, while wide-plank engineered hardwood flows throughout the home. The upper level boasts a south-facing primary suite with a spa-inspired ensuite, a walk-through closet, two additional bedrooms, a shared bathroom, and a well-equipped laundry room with extra storage. The walk-out basement is an entertainer's dream, offering a spacious rec room with a wet bar, easy access to a covered patio, a landscaped yard, and a double detached garage via the mudroom. A fourth bedroom, a flex space perfect for a gym, and a four-piece bathroom complete this exceptional home, blending modern comfort with thoughtful functionality in a prime location.

Inclusions:
Property Listed By:

NONE
Diamond Realty & Associates LTD.

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











