

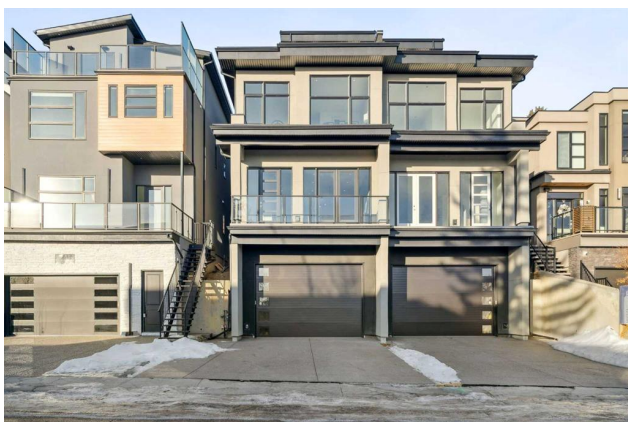


THE
A-TEAM

**RE/MAX
FIRST**

2036 30 Avenue, Calgary T2T 1R2

MLS®#: **A2183709** Area: **South Calgary** Listing Date: **12/17/24** List Price: **\$1,988,000**
 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: **Back Lane,Low Maintenance Landscape,Rectangular Lot,Views**
 Park Feat: **Aggregate,Double Garage Attached,Front Drive,Heated Garage,Insulated,Oversized**

DOM

46
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **3 Storey,Side by Side**
Parking
 Ttl Park: **8**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Wood Frame**
 Heating: **In Floor,Forced Air,Natural Gas** Flooring: **Laminate**
 Sewer: Ext Feat: **Courtyard,Private Yard** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood**
 Int Feat: **Built-in Features,Central Vacuum,Chandelier,Closet Organizers,Crown Molding,Double Vanity,Dry Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Steam Room,Stone Counters,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Second	20`0" x 12`10"	Living Room	Second	20`0" x 18`4"
Dining Room	Second	20`0" x 10`2"	Family Room	Second	20`0" x 12`10"
Bedroom - Primary	Third	19`10" x 15`4"	Bedroom	Third	11`11" x 12`9"
Bedroom	Third	10`5" x 16`7"	Game Room	Main	18`8" x 23`8"
Storage	Main	7`7" x 9`4"	Furnace/Utility Room	Main	9`0" x 9`10"
5pc Ensuite bath	Third	9`11" x 20`3"	5pc Bathroom	Third	9`5" x 8`0"

3pc Bathroom
Laundry

Main
Third

10`9" x 5`2"
8`0" x 2`9"

2pc Bathroom

Second

6`1" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4479P

Zoning:
R-C2

Remarks

Pub Rmks:

You've been ahead of the curve your whole life, why stop now? This outstanding masterpiece will shatter the mold for semi-detached homes in Calgary. Highlighted by panoramic city and skyline views and exceptional outdoor living spaces. 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. of modern elegance. 10 mill glass railings stretch across all floors encasing the elegant staircase. The open main floor is an entertainer's dream. The gourmet showcase central kitchen features professional grade stainless steel appliances, rich quartz countertops, ample amounts of full height custom built cabinets, tile backsplash, oversized single level island for casual dining, and a walk-in pantry. The adjacent spacious great room is a warm and welcoming space and is complete with a gorgeous stone clad gas fireplace. A full wall of glass blurs the line between the interior and the incredible extended exterior backyard living space. The formal dining room is located on the opposite side of the kitchen and is highlighted by a modern minimalist chandelier. A flexible living space past the dining room offers direct access to the full length and covered south balcony. A privately located powder bath completes the main level. 3 full bedrooms up including a sprawling primary suite. The elegant primary suite boasts 2 walk-in closets, a built-in refreshment station plus a sitting area and sunny south views. The ensuite bath caters to your pursuit of relaxation with a curb less steam shower, heated tile floors, quartz countertops, dual sinks, and an art piece freestanding soaker tub. The generous dedicated second floor laundry room is complete with tile floors, built in upper and lower cabinetry and a true wash sink. Step up to the spectacular rooftop patio and its Incredible 360-degree unobstructed views. The fully developed lower level gives you multiple living options and is complete with a wet bar, full bath and extra storage. Loaded with upgrades including oversized double heated garage that will accommodate 2 lifts, over height, 9, 10 + 11' ceilings throughout (including the basement), designer lighting throughout, high end plumbing fixtures, custom solid wood front door, solid core interior doors, Level 5 finished flat painted ceilings extensive use of pot lighting, 2' x 6' construction, 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. This is the total package, a modern, meticulously crafted, high-end inner-city lifestyle home in a prime location offering outstanding views.

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



