



THE
A-TEAM

**RE/MAX
FIRST**

2134 30 Avenue, Calgary T2T 1R4

MLS® #: **A2190894**

Area: **Richmond**

Listing Date: **02/10/25**

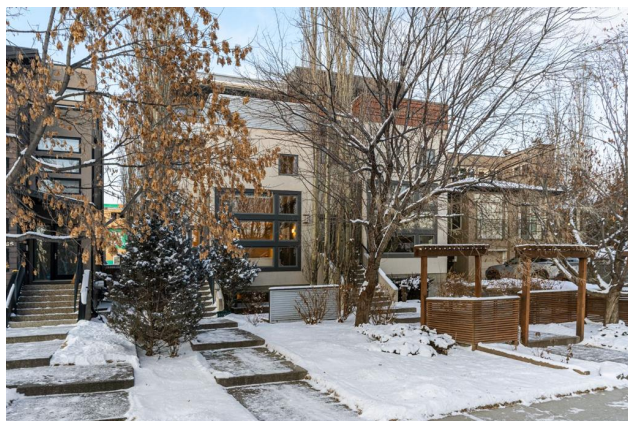
List Price: **\$1,250,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,617

Year Built:

2006

Low Sqft:

Ttl Sqft:

2,617

Lot Information

Lot Sz Ar:

3,121 sqft

Lot Shape:

DOM

72

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

3 (or more)

**Storey,Attached-Side
by Side**

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

**Back Lane,Low Maintenance Landscape,Rectangular Lot
Double Garage Detached**

Utilities and Features

Roof: **Flat Torch Membrane**
Heating: **High Efficiency,In Floor,Hot Water,Natural Gas**
Sewer:
Ext Feat: **Balcony,Private Entrance,Private Yard**

Construction: **Metal Siding ,Wood Frame**
Flooring: **Carpet,Hardwood,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Cooktop,Microwave,Refrigerator,Washer,Water Softener,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Quartz Counters,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
Kitchen	Main	45`8" x 55`6"
5pc Bathroom	Second	
Bedroom	Second	31`9" x 45`8"
Office	Second	28`5" x 38`10"
Bonus Room	Third	45`8" x 47`0"
Walk-In Closet	Third	20`3" x 28`2"

Room	Level	Dimensions
Dining Room	Main	44`3" x 40`2"
Living Room	Main	45`11" x 59`4"
Bedroom	Second	32`3" x 45`8"
Laundry	Second	20`3" x 22`8"
5pc Ensuite bath	Third	
Bedroom - Primary	Third	44`3" x 67`10"
4pc Bathroom	Basement	

Bedroom
Storage
Furnace/Utility Room

Basement
Basement
Basement

41`3" x 32`3"
26`0" x 13`5"
26`0" x 27`11"

Game Room
Furnace/Utility Room

Basement
Basement

62`11" x 57`5"
20`3" x 37`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4479P

Remarks

Pub Rmks:

Immerse yourself in scenic beauty and urban convenience with this remarkable residence in the vibrant Marda Loop District. A corrugated metal exterior and landscaped front yard provide charming curb appeal in this highly coveted neighbourhood. Step into the stunning entryway, where you are welcomed by an open floorplan, pristine hardwood, and fresh paint. The front living room is illuminated by sunlight with an impressive 18ft open to below and giant south facing triple glaze argon filled Plygem windows. Gather around the stone fronted gas fireplace and an accompanying metal feature wall that complements the outside of the home. Nearby is the immaculate chef's kitchen that boasts a long island with undermount sink and filtered water, sleek stainless steel appliances, gas cooktop and quartz countertops. Endless cabinetry space is ideal for optimal storage and organization while the abundant seating options are perfect for hosting dinner parties. A spacious dining room at the rear is filled with light and directly accesses the secluded courtyard patio nestled between the back of the home and convenient double garage. The adjacent powder room features a bowl mounted sink for an interesting pop of character. Ascend the open riser staircase which further radiates light from above onto the second level. Here you will find two large bedrooms and a versatile loft and den area; with built-ins that can easily convert this into a functional office or additional family room. A dedicated laundry room with sink further combines practicality and comfort. The third level encompasses the vast primary retreat and bonus space with a wet bar, both areas featuring new luxury vinyl plank flooring. The bonus area connects onto an enviable south-facing rooftop patio with sweeping views of the picturesque rocky mountains. The primary bedroom comes fully equipped with closet organizers, and an elegant ensuite with a built-in tiled tub, dual sinks, makeup vanity, in floor heating, and glass enclosed shower with product niche and bench. Down below in the fully finished basement you will find 9ft ceilings, radiant in-floor heating and custom fit rubber gym matting in the expansive recreation space. Thoughtful upgrades include rigid styrofoam insulation and gravel on torch on roof, water softener, newer UV protected/triple glazed windows, built-in speakers, Toto toilets and undermount sinks throughout, and a tankless water heater system. Characterized by sunshine that spills into every corner of the home, along with two exclusive amenity spaces for ultimate enjoyment of the great outdoors while maintaining your privacy. This exceptional home has 3,550sq.ft of livable space and is favourably situated in the popular community of Richmond, with unparalleled proximity to green spaces, entertainment and retail; mere walking distance to 33rd Ave with quick access to the Downtown Core and beyond. A perfect blend of luxury and convenience.

Inclusions:
Property Listed By:

Extra corrugated material in garage (for siding of house), Built-in Speakers
CIR Realty

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









