

\$1,950,000 - 2014 30 Avenue Sw, Calgary

MLS® #A2244233

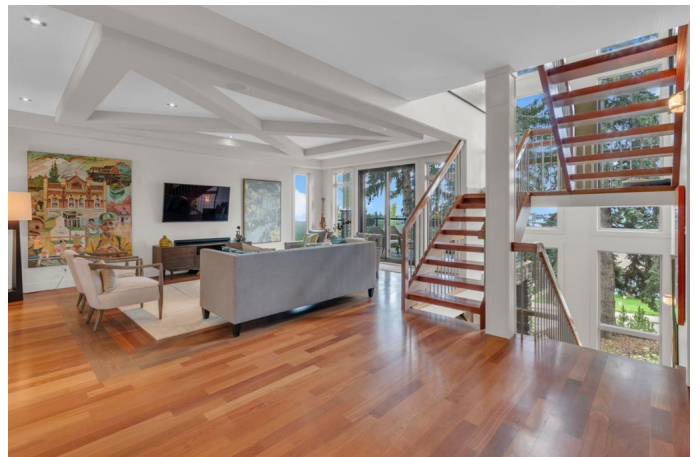
\$1,950,000

4 Bedroom, 4.00 Bathroom, 3,149 sqft

Residential on 0.12 Acres

South Calgary, Calgary, Alberta

HOME SWEET HOME! Welcome to YOUR MARDIA LOOP MASTERPIECE in the heart of sought-after South Calgary offering you the trendy inner-city lifestyle you have been dreaming of! This spectacular, flawless, fully finished detached home offers 4,550+ breathtaking SQFT on a massive 41x125 FT lot with the perfect blend of elegance, comfort, and functionality, a rare find you won't want to miss. From the moment you arrive, the mature trees and professional landscaping set the tone for the quality you'll find inside. Step into the reverse walkout design, starting with a spacious foyer that makes an inviting first impression. On this level, you'll find a bright recreation/family room with a cozy corner gas fireplace and a sunny front patio and new doors, plus a bedroom, a 3-piece bath, a dedicated gym, and ample storage. The main furnace and air conditioner were replaced in 2023 for peace of mind. Up the hardwood stairs, you'll discover an airy main living space anchored by a wood-burning 3-sided fireplace. The dining area opens to a serene, low maintenance backyard oasis with a tranquil water feature, heated TRIPLE CAR garage, and a second outdoor patio with brand new doors not to leave out the South facing main floor patio also with new doors. There's also a sunlit office with custom built-ins and a beautifully updated 2-piece bath (2023). The true showstopper, the brand new 2023 gourmet chef's kitchen. Every detail was designed for the passionate home cook



and entertainer: DEKTON countertops, THERMADOR built-in 6 burner plus griddle gas range, double ovens (including steam), built-in fridge/freezer, wet bar with a 137 bottle wine fridge, and more. This is the kind of kitchen that makes cooking an elevated experience. On the top floor, enjoy a third patio, a versatile flex space, and a luxurious primary retreat with a spa-inspired 5-piece ensuite and an expansive walk-in closet. Two additional spacious bedrooms, a full bath, and laundry complete this level. Other update includes the attic being reinsulated in 2023. Located just steps from the vibrant shops, cafes, and restaurants of Marda Loop, yet tucked away from the main hustle, youâ€™ll have the best of both worlds: walkable convenience without the congestion. Parks, Marda Loop Community Centre, and excellent schools are all close by. Donâ€™t miss your chance to own this one of a kind property in one of Calgaryâ€™s most desirable neighbourhoods. MUST VIEW! Book your private tour today!

Built in 2005

Essential Information

MLS® #	A2244233
Price	\$1,950,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,149
Acres	0.12
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	2014 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R2

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Triple Garage Detached, See Remarks
# of Garages	3

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Range
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, See Through, Wood Burning, Stone, Three-Sided
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Front Yard, Garden, Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, See Remarks, Street Lighting, Treed, Views, Private
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 14th, 2025
Days on Market	7
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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