

# **\$1,170,000 - 1831 30 Avenue Sw, Calgary**

MLS® #A2259496

**\$1,170,000**

4 Bedroom, 4.00 Bathroom, 2,045 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

This home offers over 2,800 sq ft of total developed living space, including the developed basement, located in the established community of Marda Loop!

Located on a quiet, low-traffic street, this home offers a welcoming community atmosphere. A two-car garage with additional street parking provides everyday convenience. The property is within one block of a daycare and Montessori school, and just two blocks from a large park that includes a playground, tennis courts, outdoor pool, beach volleyball area, soccer fields, pump track, and community library. You are greeted by an open-to-above foyer with a front flex/office area accented by a unique feature wall. Hardwood flows throughout the main floor, leading through the central gourmet kitchen with plenty of counter and cabinet space. High-gloss cabinets, under-mount lighting and a unique backsplash give this kitchen a fun and modern feel, and are offset with stainless appliances and black lighting fixtures. The living area centers on a floor-to-ceiling fireplace flanked by built-in shelving, and large patio doors provide an abundance of natural light and open to the sunny south back yard. Three bedrooms upstairs including the spacious master bedroom with luxurious ensuite featuring freestanding tub, tiled shower, dual vanities with under-cabinet lighting, and skylight. The secondary bedrooms are also generous sizes, and each have large closets with custom organizers. A convenient upper laundry room



and additional skylights in the hallway complete the upper floor. Downstairs, the fully developed basement showcases a large rec room with wet bar, 4th bedroom and full bathroom. Outside enjoy a deck with glass railing & gas hook-up, fully landscaped and fenced yard. Enjoy nearby coffee shops, restaurants, and daily amenities within walking distance, with quick access to 17 Avenue SW, 4 Street SW, and downtown. The area also features an off-leash park, river pathways for cycling and jogging.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2259496    |
| Price          | \$1,170,000 |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,045       |
| Acres          | 0.07        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1831 30 Avenue Sw |
| Subdivision | South Calgary     |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T1P8            |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Detached |
| # of Garages | 2                      |

## Interior

|                   |                                                                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Vaulted Ceiling(s), Skylight(s), Wet Bar                                                                                                                  |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Gas Stove, Microwave, Refrigerator, Stove(s), Washer, Window Coverings, Garburator, Gas Oven, Gas Range, Gas Water Heater |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                                                                        |
| Fireplaces        | Electric                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                      |
| Basement          | Full                                                                                                                                                                                     |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | Garden, Storage, Barbecue, Rain Gutters |
| Lot Description   | Back Lane, Back Yard, Street Lighting   |
| Roof              | Membrane                                |
| Construction      | Stucco, Vinyl Siding, Wood Frame, Cedar |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 24th, 2025 |
| Days on Market | 42                   |
| Zoning         | R-CG                 |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | Bode Platform Inc. |
|----------------|--------------------|

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