

**2036 30 Avenue SW  
Calgary, Alberta**

**MLS # A2270355**

# \$1,699,900



<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	3,045 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Views		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Other	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None.		

Built by renowned Design Factor Homes with over 30 years of construction experience & part of National New Home Warranty. Seldom do homes come to market with such attention to detail & quality construction - truly an engineers dream! Perched on 30th Avenue in coveted South Calgary with MOUNTAIN VIEWS & beautiful city vistas, this modern, elegant 3 bedroom home, built by Design Factor Homes offers over 3800 sq ft of exquisite, developed living space. The open & airy main level presents lofty ceilings, stylish light fixtures & feature concrete demising wall showcasing the front sitting area & spacious dining room with ample space to host family & friends. Create culinary masterpieces in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage (including pantry) & high-end appliance package. The living room is anchored by a feature fireplace & has direct access to the back patio. A 2 piece powder room completes the main level. Ascend the contemporary staircase with glass wall to the second level that hosts 3 bedrooms, a 5 piece main bath & laundry room with sink & plenty of storage. The spacious primary bedroom is a true oasis, boasting it's own wet bar, 2 walk-in closets & luxurious 6 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. Revel in unobstructed mountain & city views from the rooftop patio - the perfect venue for morning coffee or watching a gorgeous sunset. Basement development includes a family/media room - perfect for game or movie night. A 3 piece bath & storage room are the finishing touches to the basement. A mudroom provides access to the heated double attached oversized garage with towering 13' ceiling. This meticulously built home is conveniently located within walking distance to vibrant

Marda Loop & close to schools, shopping, River Park & easy access to Crowchild Trail.