$1,175,000 - 2134 30 Avenue Sw, Calgary

MLS® #A2253340

$1,175,000
5 Bedroom, 4.00 Bathroom, 2,618 sqft
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE: Sat Oct 11, 12PM-2PM. 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 three 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.

Built in 2006

Essential Information

MLS® #	A2253340
Price	$1,175,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,618
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, 3 Storey
Status	Active

Community Information

Address	2134 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer, Window Coverings, Garburator, Water Softener
Heating	High Efficiency, In Floor, Hot Water, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Entrance, Private Yard

Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Flat Torch Membrane
Construction	Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 3rd, 2025
Days on Market	36
Zoning	R-CG

Listing Details

Listing Office	CIR Realty

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