

# \$1,199,999 - 1831 30 Avenue Sw, Calgary

MLS® #A2259496

**\$1,199,999**

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! 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 maintenance free deck with glass railing & gas hook-up, fully landscaped and fenced yard, and double detached garage.



Built in 2019

## Essential Information

MLS® #	A2259496
Price	\$1,199,999
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, Skylight(s), Vaulted Ceiling(s), Wet Bar
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Cooktop, Gas Oven, Gas Range, Gas Stove, Gas Water Heater, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	September 24th, 2025
Days on Market	15
Zoning	R-CG

### **Listing Details**

Listing Office	Bode Platform Inc.
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