

# \$1,183,000 - 2436 30 Avenue Sw, Calgary

MLS® #A2251166

**\$1,183,000**

4 Bedroom, 4.00 Bathroom, 2,043 sqft

Single Family on 0.07 Acres

Richmond, Calgary, Alberta

Brand New Build ... Modern Inner-City Living in Marda Loop! This stunning 2,900+ sq. ft. home offers the perfect blend of style, space, and location—just steps from Marda Loop's restaurants, boutiques, and cafes, with downtown minutes away! Featuring an open-concept main floor with a chef's kitchen, quartz counters, and a spacious living room with a floor-to-ceiling fireplace, plus 3 bedrooms upstairs including a luxurious spa-inspired primary suite. The fully finished walkout basement with a wet bar, family room, 4th bedroom, and bath is perfect for entertaining or guests. All this on a quiet street with no thru-traffic & a double detached garage—inner-city living at its best! (id:6289)

Built in 2024

## Essential Information

Listing #	A2251166
Price	\$1,183,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,043
Acres	0.07
Year Built	2024
Type	Single Family
Sub-Type	Freehold

## Community Information



Address	2436 30 Avenue Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	t2t1r9

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Cul-de-sac, Back lane
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

### Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Hood Fan, Garage door opener
Heating	Natural gas Forced air
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk-up

### Exterior

Exterior	Brick, Concrete, Wood siding
Exterior Features	Landscaped
Construction	Poured concrete
Foundation	Poured Concrete

### Listing Details

Listing Office	PREP Realty
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