

\$1,330,000 - 2420 30 Avenue Sw, Calgary

MLS® #A2254324

\$1,330,000

4 Bedroom, 4.00 Bathroom, 2,107 sqft

Single Family on 0.07 Acres

Richmond, Calgary, Alberta

HOME SWEET HOME! Modern luxury meets thoughtful design in this MARDIA LOOP MASTERPIECE situated in the heart of the extremely sought-after community of Richmond! This exceptional, WALKOUT HOME was CUSTOM-BUILT in 2023 offering the ultimate in luxury living with 4 bedrooms, 3.5 bathrooms and 3,009 SQFT of breathtaking, flawless SQFT throughout loaded with thoughtfully appointed, stylish upgrades and built-ins throughout. The main floor features a sun-drenched, open-concept layout that seamlessly connects the bright foyer with a built-in bench, massive living room, formal dining room, kitchen, and elegant powder room. At the heart of the home is the gourmet chef's kitchen outfitted with top-tier appliances including a Sub-Zero fridge, Gas Stove, garburator, and a hidden coffee/appliance pantry. Wide-plank hardwood flooring on upper and main levels, upgraded lighting, and a walkout to a private back balcony elevate the space with both style and function. Upstairs, you'll find three spacious bedrooms, including two with walk-in closets, perfect for all of your needs. The primary bedroom is a luxurious retreat, complete with a spa-inspired 5 piece ensuite featuring a steam shower, separate soaker tub, dual vanities, generous counter space, and elegant tilework. A dedicated laundry room with built-in storage adds everyday ease. The fully developed WALKOUT BASEMENT includes a fourth bedroom, a full bathroom, a



glass-enclosed office (potential to convert to a wine room), and a stylish wet bar alongside a generous recreation/media room, the perfect setting for movie nights or entertaining. Thereâ€™s also ample storage and utility space for all of your needs. Enjoy your inner city private outdoor oasis with a fully fenced and beautifully manicured backyard, covered patio, large deck that is ideal for sunny nights and entertaining and your spacious double detached garage with epoxy flooring. ADDITIONAL UPGRADES include luxury hardwood and ceramic tile flooring, custom blinds and built-in closets, upgraded appliances, lighting, central air conditioning, new home warranty, high efficiency furnace and more. Located just steps from the vibrant shops, cafes, and restaurants of Marda Loop, yet tucked away from the main hustle, youâ€™ll have the best of both worlds: walkable convenience without the congestion. Parks, Marda Loop Community Centre, Richmond Community Centre and Richmond School and other excellent schools are all close by, major roadways including Crow Child and close to 17th Ave and Downtown Calgary hot spots. Builder is Newlook Homes Ltd. Donâ€™t miss your chance to own this one-of-a-kind property! MUST VIEW! Book your private tour of this GEM today! (id:6289)

Built in 2023

Essential Information

Listing #	A2254324
Price	\$1,330,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,107
Acres	0.07
Year Built	2023

Type	Single Family
Sub-Type	Freehold

Community Information

Address	2420 30 Avenue Sw
Subdivision	Richmond
City	Calgary
Province	Alberta
Postal Code	T2T1R9

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, See remarks, Back lane, Wet bar, PVC window, Closet Organizers, No Smoking Home, Level
Parking Spaces	2
Parking	Detached Garage
# of Garages	2
View	View

Interior

Appliances	Washer, Refrigerator, Range - Gas, Dishwasher, Dryer, Microwave, Window Coverings
Heating	Natural gas Forced air, Other
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Walk out

Exterior

Exterior	Wood siding
Exterior Features	Fruit trees, Garden Area, Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
----------------	-------------------------------



The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. REALTOR®. Member of CREA and more.

Listing information last updated on October 13th, 2025 at 1:16pm PDT