

\$1,249,900 - 2225 30 Avenue Sw, Calgary

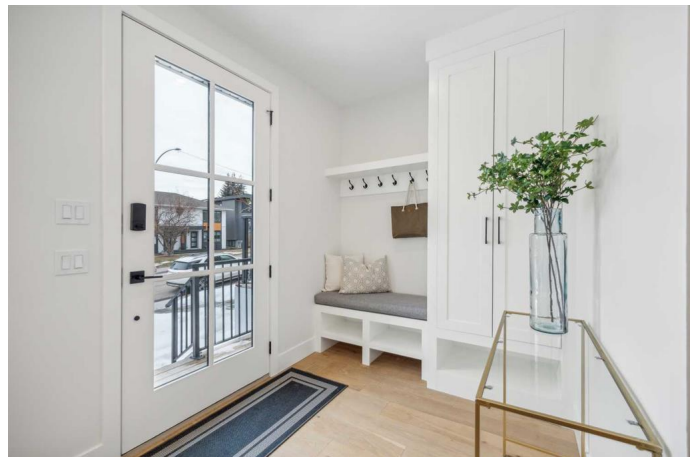
MLS® #A2119545

\$1,249,900

4 Bedroom, 5.00 Bathroom, 2,491 sqft
Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY APRIL 6, 1 - 3 PM! Welcome to this custom-built Willow Haven Home in the heart of the vibrant inner-city community of Marda Loop. This modern farmhouse 3-storey semi-detached spans three stories, offering over 3300 square feet of beautifully designed living space. The open main floor has floor-to-ceiling windows at the front and back, offering abundant natural light. The gourmet kitchen features high-end appliances, an expansive Island, quartz countertops, and ample cabinet space. The adjacent dining area and living room are bathed in natural light, creating a warm and inviting ambiance. Move into your living room with custom shelving, a gas fireplace, and patio doors leading into the south-facing backyard. Make your way up to the second floor, where you'll find three spacious bedrooms, each offering comfort and privacy for family members or guests. The primary retreat features a vaulted ceiling, floor-to-ceiling window, a large walk-in closet with custom built-ins, and a spa-like ensuite with a double vanity, free-standing soaker tub, and tiled shower. The third storey features a fabulous, airy, tranquil loft space with patio doors extending onto a large, south-facing balcony with panoramic views of Marda Loop and the mountains. This floor also boasts a wet bar and a four-piece bathroom—a perfect space for a home office, lounging area or additional bedroom.



The fully finished basement has a spacious rec room, a full wet bar, storage, a four-piece bath and a large 4th bedroom with a walk-in closet. Walking distance to everything Marda Loop has to offer! Take your chance to own this exceptional residence, where luxury meets convenience, in one of Calgary's most coveted neighbourhoods. Schedule your private viewing today and experience the epitome of urban living.

Built in 2020

Essential Information

MLS® #	A2119545
Price	\$1,249,900
Sold Price	\$1,249,900
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,491
Acres	0.07
Year Built	2020
Type	Residential
Sub-Type	Semi Detached
Style	3 Storey, Side by Side
Status	Sold

Community Information

Address	2225 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R8

Amenities

Parking Spaces	2
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Parking Double Garage Detached

Interior

Interior Features Double Vanity, Kitchen Island, Open Floorplan, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Appliances Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Street Lighting, Paved

Roof Asphalt Shingle

Construction Cement Fiber Board, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 4th, 2024

Date Sold April 12th, 2024

Days on Market 8

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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