

\$2,188,000 - 2203 30 Avenue Sw, Calgary

MLS® #A2125867

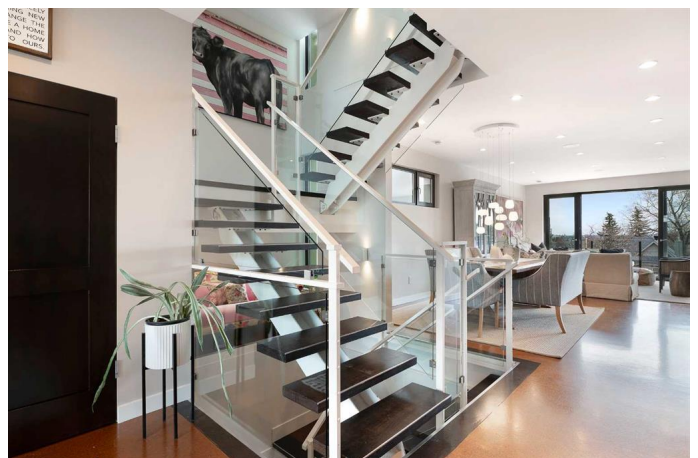
\$2,188,000

4 Bedroom, 4.00 Bathroom, 3,509 sqft

Residential on 0.11 Acres

Richmond, Calgary, Alberta

MARDA LOOP MASTERPIECE! Perched atop one of the most elevated points in the heart of the city with jaw dropping views of the majestic Rocky Mountains, this custom-built ICF concrete residence, complete with a fully developed walk-out basement is a true private sanctuary and epitomizes a lifestyle of low maintenance sustainability and enduring quality. Boasting a contemporary design, it offers bespoke epoxy and ceramic tile heated flooring for year-round comfort, Smart wiring throughout, including a multi-room sound system, and an abundance of natural light. The main level welcomes with a spacious dining area, perfect for family gatherings or sophisticated dinner parties. It seamlessly flows into a living room featuring German designed folding/sliding doors, facilitating effortless transitions between indoor and outdoor spaces. Step out onto the generously sized south-facing deck, offering picturesque views of meticulously landscaped gardens designed with architectural precision. Adjacent to the living area, the tastefully designed kitchen features granite countertops, a large island/eating bar, ample storage, a convenient computer desk, and Gaggenau appliances and pot filler. Tucked away off the foyer is a private office adorned with a wall of built-in bookshelves, an ideal space for productive work-from-home days. Completing the main level is a retro 2-piece powder room. Ascend the spectacular open riser staircase to the second level, where three bedrooms, a 5-piece



main bath, and a laundry room equipped with sink, storage, and built-in ironing board await. The serene primary suite boasts floor-to-ceiling windows with stunning views, a sitting area, walk-in closet, and a secluded 6-piece ensuite featuring dual vanities, a soothing soaker tub, and rejuvenating steam shower. The third-level loft, roughed-in for a wet bar and bathroom, grants access to a large north-facing deck with panoramic views of the city, downtown, and Nose Hill Park, as well as a vast 570 sq ft south facing rooftop patio offering complete solitude and panoramic vistas of Calgary's east, south, and Rockies to the west. The walk-out level seamlessly integrates with the private backyard oasis, complete with a large solar-powered water feature by Wade Woelfle. Indulge in entertainment with a family/recreation room boasting a 60" disappearing TV, 22 linear feet of glass whiteboard, and motorized window shades. A soundproofed theatre room adds the perfect ambiance for game or movie nights. Notable features include floor to ceiling windows with open joinery throughout bringing in an abundance of natural light, HVAC purification system and an oversized double detached garage with green live roof, heated floors, workshop space, shelving, and cabinetry. This distinctive residence enjoys an ideal location, just blocks away from excellent schools, shopping, public transit, and convenient access to 33rd & 26th Avenues and Crowchild Trail.

Built in 2016

Essential Information

MLS® #	A2125867
Price	\$2,188,000
Sold Price	\$2,120,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,509
Acres	0.11
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	2203 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R8

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Oversized, Workshop in Garage

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Pantry, Recessed Lighting, See Remarks, Smart Home, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Data, Wired for Sound
Appliances	Built-In Gas Range, Built-In Oven, Built-In Refrigerator, Dishwasher, Dryer, Garage Control(s), Range Hood, Washer
Heating	In Floor
Cooling	Rough-In
Has Basement	Yes
Basement	Finished, Full, Walk-Out

Exterior

Exterior Features	Awning(s), Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Landscaped, Yard Lights, Rectangular Lot, Secluded, Views

Roof	Membrane
Construction	Brick, Composite Siding, ICFs (Insulated Concrete Forms), Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 26th, 2024
Date Sold	May 31st, 2024
Days on Market	35
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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