

\$769,000 - 1924 30 Avenue Sw, Calgary

MLS® #A2134100

\$769,000

3 Bedroom, 3.00 Bathroom, 2,049 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

Welcome to this lovingly cared-for home located in the vibrant and highly sought-after Marda Loop community. Nestled on a quiet, tree-lined street, this charming residence offers a perfect blend of classic design and modern living. With over 2,000 square feet of living space and the potential to develop an additional 900 square feet in the basement, this home is ideal for growing families and those who love to entertain. The unique architectural design features distinctive roof lines, 9'™ ceilings, large principal rooms, and abundant natural light through glass blocks. Recent improvements include a new deck, a high-efficiency furnace, and a hot water tank. The beautifully landscaped front yard leads to a charming front porch and an inviting foyer. The main floor boasts a formal living room with large bay windows and a wood-burning fireplace with gas assist, a formal dining room, a spacious kitchen perfect for entertaining, a cozy family room with access to a serene backyard oasis, and a convenient 2-piece bathroom. Hardwood floors throughout the main level and a winding stairwell with a white tubular railing lead to the second floor, where you'll find the primary bedroom with a walk-in closet and a luxurious 5-piece ensuite, two additional good-sized bedrooms, and a 4-piece bathroom. The undeveloped lower level offers endless possibilities for customization, including additional recreation/family space, an extra bedroom, and a bath. Enjoy the convenience



of nearby shops, restaurants, parks, top-rated schools, and ample street parking, along with a double detached garage at the back. Don't miss the opportunity to own this unique and beautiful home in one of Calgary's most desirable neighbourhoods. Contact us today to schedule a viewing and experience all that this property has to offer.

Built in 1990

Essential Information

MLS® #	A2134100
Price	\$769,000
Sold Price	\$759,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,049
Acres	0.07
Year Built	1990
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1924 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1P9

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Oven, Garage Control(s), Humidifier, Microwave, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Rectangular Lot, Sloped
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 21st, 2024
Date Sold	August 2nd, 2024
Days on Market	72
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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