



## 2134 30 Avenue Calgary Alberta

\$1,199,900

Immerse yourself in scenic beauty and urban convenience with this remarkable residence in the vibrant Marda Loop District. A corrugated metal exterior and landscaped front yard provide charming curb appeal in this highly coveted neighbourhood. Step into the stunning entryway, where you are welcomed by an open floorplan, pristine hardwood, and fresh paint. The front living room is illuminated by sunlight with an impressive 18ft open to below and giant south facing triple glaze argon filled Plygem windows. Gather around the stone fronted gas fireplace and an accompanying metal feature wall that complements the outside of the home. Nearby is the immaculate chef's kitchen that boasts a long island with undermount sink and filtered water, sleek stainless steel appliances, gas cooktop and quartz countertops. Endless cabinetry space is ideal for optimal storage and organization while the abundant seating options are perfect for hosting dinner parties. A spacious dining room at the rear is filled with light and directly accesses the secluded courtyard patio nestled between the back of the home and convenient double garage. The adjacent powder room features a bowl mounted sink for an interesting pop of character. Ascend the open riser staircase which further radiates light from above onto the second level. Here you will find two large bedrooms and a versatile loft and den area; with built-ins that can easily convert this into a functional office or additional family room. A dedicated laundry room with sink further combines practicality and comfort. The third level encompasses the vast primary retreat and bonus space with a wet bar, both areas featuring new luxury vinyl plank flooring. The bonus area connects onto an enviable south-facing rooftop patio with sweeping views of the picturesque rocky mountains. The primary bedroom comes fully equipped with closet organizers, and...

5pc Bathroom Measurements not available

Bedroom 9.83 M x 13.92 M

Bedroom 9.67 M x 13.92 M

Laundry room 6.17 M x 6.92 M

Office 8.67 M x 11.83 M

5pc Bathroom Measurements not available

Bedroom 12.58 M x 9.83 M

Recreational, Games room 19.17 M x 17.50 M

Storage 7.92 M x 4.08 M

Furnace 6.17 M x 11.33 M

Furnace 7.92 M x 8.50 M

2pc Bathroom Measurements not available

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Listing Presented By:



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**RE/MAX**

**RE/MAX REAL ESTATE  
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|-----------------|----------------------------|-------------|-------------------|
| Bonus Room      | 13.92 M x 14.33 M          | Dining room | 13.50 M x 12.25 M |
| Primary Bedroom | 13.50 M x 20.67 M          | Kitchen     | 13.92 M x 16.92 M |
| Other           | 6.17 M x 8.58 M            | Living room | 14.00 M x 18.08 M |
| 4pc Bathroom    | Measurements not available |             |                   |