



## 2138 30 Avenue Calgary Alberta

\$1,199,999

Welcome to this exquisite three-storey residence in the prestigious community of Richmond. Spanning over 3,400 square feet, this home harmoniously blends elegance with modern design to create an unparalleled living experience. As you enter, you are greeted by a sophisticated open-concept floor plan, highlighted by soaring ceilings and a dramatic open-to-below feature. The gourmet kitchen, equipped with premium Jenn-Air high-end appliances—including a built-in refrigerator, convection oven, gas range, and sleek dishwasher—creates an entertainer's dream, perfect for hosting both intimate gatherings and lavish dinners. These top-of-the-line appliances elevate the culinary experience, blending beauty with professional-level performance. The second level boasts two spacious bedrooms, a luxurious full bathroom, a laundry room, and a versatile bonus room with an office nook. Ascend to the third-floor primary suite—a true sanctuary featuring a spa-like ensuite, a private sitting area with a wet bar/coffee station, and an exclusive rooftop patio with panoramic mountain views—an idyllic space to unwind. The fully finished basement extends your living area with a stylish recreation room, an additional bedroom, and a conveniently appointed full bathroom. Plush carpeting, designer lighting, and meticulous attention to detail add a layer of refinement to this impressive home. Comfort is assured year-round with the central air conditioning system, allowing you to easily maintain an ideal indoor environment in any season. Outdoors, the private, fully fenced backyard offers a serene retreat, complemented by a double garage. Situated just a short stroll from the vibrant Marda Loop, with boutique shops, dining, and top-rated schools nearby, this residence embodies an upscale lifestyle in one of the city's most desirable locations. This is luxury living at its finest. (id:6769)

5pc Bathroom 8.58 Ft x 12.08 Ft

Bedroom 9.75 Ft x 13.75 Ft

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Family room 13.83 Ft x 12.08 Ft

Laundry room 6.17 Ft x 7.33 Ft

Office 6.83 Ft x 9.00 Ft

4pc Bathroom 5.83 Ft x 9.33 Ft

Bedroom 12.75 Ft x 16.75 Ft

Recreational, Games room 19.00 Ft x 28.92 Ft

2pc Bathroom 5.75 Ft x 5.58 Ft

Dining room 13.17 Ft x 12.42 Ft

Foyer 6.67 Ft x 6.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

**RE/MAX**  
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**5pc Bathroom** 8.83 Ft x 21.50 Ft

**Loft** 14.17 Ft x 17.42 Ft

**Primary Bedroom** 13.75 Ft x 18.50 Ft

**Other** 6.17 Ft x 8.58 Ft

**Kitchen** 14.00 Ft x 16.67 Ft

**Living room** 13.67 Ft x 20.50 Ft

**Other** 6.08 Ft x 12.50 Ft