



## 2138 30 Avenue Calgary Alberta

\$1,035,000

Embrace a luxurious and convenient inner city lifestyle in the heart of the desirable Marda Loop District. This beautiful three storey emulates craftsmanship, comfort, and functionality - and is over 3,400 total square feet! The exterior offers unrivalled curb appeal and is characterized by angled roof detailing and a pristinely landscaped yard. Soaring ceilings in the entryway coupled with a breathtaking open to below feature and abundance of windows give a bright welcome into the expansive foyer. Follow the immaculately maintained hardwood flooring into the large living room with a gas fireplace and south-facing windows; the perfect cozy spot for gathering. The nearby chef's kitchen is adorned with state-of-the art inclusions sure to impress at dinner parties. Quartz countertops, a spacious kitchen island, along with ample cabinetry are indulgent features that seamlessly tie everything together. Towards the rear is the equally bright dining room, with direct access to the adjacent mudroom space that leads out to a private backyard and double detached garage. A polished powder room with unique bowl mounted sink completes the main level of the home. Ascend the open riser staircase to the second level, which boasts two large bedrooms with big closets, a dedicated laundry space fully equipped with sink and storage, a full bathroom with dual sinks and tiled bathtub, and a versatile bonus room with an office nook overlooking the main floor. Up above, the third-floor primary retreat is a sight to behold and comes with a huge walk-in-closet. Escape to the adjoining ensuite which includes a frosted glass door, dual sinks and a built-in vanity station, glass enclosed shower with bench, and soaking tub with tiled surround. From here, conveniently access the third floor loft, which encompasses a private sitting area with a wet bar and/or coffee station, and an exclusive roof...

5pc Bathroom Measurements not available

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 Measurements not available

Bedroom 12.75 Ft x 16.75 Ft

Recreational, Games room 19.00 Ft x 28.92 Ft

Furnace 5.75 Ft x 22.08 Ft

2pc Bathroom Measurements not available

Dining room 13.17 Ft x 12.42 Ft

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Listing Presented By:



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CIR Realty

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CIR

REALTY

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**5pc Bathroom** Measurements not available

**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

**Foyer** 6.67 Ft x 6.67 Ft

**Kitchen** 14.00 Ft x 16.67 Ft

**Living room** 13.67 Ft x 20.50 Ft