



## 2036 30 Avenue Calgary Alberta

\$2,090,000

You've been ahead of the curve your whole life, why stop now? This outstanding masterpiece is currently being built and will shatter the mold for semi-detached homes in Calgary. Highlighted by panoramic city and skyline views plus a never seen before extended and private and large backyard oasis. Custom architectural features throughout including a concrete demising wall. Unsurpassed craftsmanship and attention to detail by master builder, Design Factor Homes. Situated at the precipice of an elevated lot in the heart of South Calgary/ Marda Loop offering a true inner-city lifestyle. Superb modern open floor plan offers just under 3,000 sq. ft. plus the chance to customize your own basement plan. The open main floor is an entertainer's dream. The gourmet showcase central kitchen features professional grade stainless steel appliances, rich granite countertops, ample amounts of custom built cabinets, tile backsplash, oversized single level island for casual dining, and a walk in pantry. The adjacent spacious great room makes a great hangout space and is complete with a gorgeous stone clad gas fireplace and access to the incredible extended backyard living space. The formal dining room is located on the opposite side of the kitchen and will accommodate large dining sets. Enjoy your time in the front den/office space offering direct access to the full length south exposed front balcony. A privately located powder bath completes the main level. 3 full bedrooms up including a sprawling primary suite. The elegant primary suite boasts 2 walk-in closets, sitting area and sunny south views. The ensuite bath caters to your pursuit of relaxation with a curb less steam shower, heated tile floors, granite countertops, dual sinks, and an oversized jetted soaker tub. The dedicated second floor laundry room is completed with tile floors, built in upper and lower cabinetry and a tru...

2pc Bathroom 6.08 Ft x 5.17 Ft

Primary Bedroom 14.50 Ft x 19.50 Ft

Bedroom 11.00 Ft x 13.25 Ft

Bedroom 14.25 Ft x 10.33 Ft

5pc Bathroom 16.83 Ft x 8.00 Ft

5pc Bathroom 9.33 Ft x 8.00 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

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