



## 2036 30 Avenue Calgary Alberta

\$1,988,000

You've been ahead of the curve your whole life, why stop now? This outstanding masterpiece will shatter the mold for semi-detached homes in Calgary. Highlighted by panoramic city and skyline views and exceptional outdoor living spaces. 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. of modern elegance. 10 mill glass railings stretch across all floors encasing the elegant staircase. The open main floor is an entertainer's dream. The gourmet showcase central kitchen features professional grade stainless steel appliances, rich quartz countertops, ample amounts of full height custom built cabinets, tile backsplash, oversized single level island for casual dining, and a walk-in pantry. The adjacent spacious great room is a warm and welcoming space and is complete with a gorgeous stone clad gas fireplace. A full wall of glass blurs the line between the interior and the incredible extended exterior backyard living space. The formal dining room is located on the opposite side of the kitchen and is highlighted by a modern minimalist chandelier. A flexible living space past the dining room offers direct access to the full length and covered south 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, a built-in refreshment station plus a sitting area and sunny south views. The ensuite bath caters to your pursuit of relaxation with a curb less steam shower, heated tile floors, quartz countertops, dual sinks, and an art piece freestanding soaker tub. The gene...

Kitchen 20.00 Ft x 12.83 Ft  
 Living room 20.00 Ft x 18.33 Ft  
 Dining room 20.00 Ft x 10.17 Ft  
 Family room 20.00 Ft x 12.83 Ft  
 2pc Bathroom 6.08 Ft x 5.00 Ft  
 Primary Bedroom 19.83 Ft x 15.33 Ft

Laundry room 8.00 Ft x 2.75 Ft  
 5pc Bathroom 9.92 Ft x 20.25 Ft  
 5pc Bathroom 9.42 Ft x 8.00 Ft  
 Recreational, Games room 18.67 Ft x 23.67 Ft  
 Storage 7.58 Ft x 9.33 Ft  
 Furnace 9.00 Ft x 9.83 Ft

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

Listing Presented By:



Originally Listed by:  
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**Real Estate Professionals Inc.**

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Bedroom 11.92 Ft x 12.75 Ft  
Bedroom 10.42 Ft x 16.58 Ft

3pc Bathroom 10.75 Ft x 5.17 Ft