



2418 30 Avenue Calgary Alberta

\$899,900

LUXURY BUILD // FULLY DEVELOPED WALKOUT // JUST STEPS TO MARDAL LOOP // Located on a serene street in the heart of Marda Loop. Impeccable craftsmanship with attention to detail throughout. High ceilings & rich hardwood floors create an opulent ambiance. Culinary excellence awaits with a 6-Burner Thermador Gas Range, expansive JennAir Refrigerator, and integrated Microwave built-into the Kitchen Island. Custom-built cabinets, including a dedicated wall with roll out drawers for Pantry storage, are completed with under cabinet lighting & quartz countertops. The open layout seamlessly flows from the stylish Kitchen into the Dining Room, through to the Living Room, extending onto the rear Back Deck adorned with a double-sided Gas Fireplace. Cozy up with a glass of wine & indulge in conversation under the stars. The Primary Retreat offers a chic Walk-In Closet/Dressing Room with ample clothing & storage space. A Soaking Tub, glass Steam Shower, and heated floors provide complete comfort within the En-Suite. Bedrooms #2 & #3 grace the Upper Level as well, each with their own Walk-In Closet. An adjacent Laundry Room & additional Full Bath completes this space. The Lower Level Walk-Out is a haven for entertainment offering a versatile REC/Family Room complete with Wet Bar, Bedroom #4 with Walk-In Closet, another Full Bath, and a large Storage Room, separate from the Utility Room. Step out onto the covered Patio with direct access to the Double Detached Garage and stairway to the Upper Back Deck. An additional Office on the main level provides work from home opportunities. Home is equipped with A/C. Marda Loop stands as a dynamic and thriving community, renowned for its unique blend of urban energy and local charm. Experience luxury living firsthand & schedule your viewing today. (id:6769)

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Bedroom 9.17 Ft x 10.67 Ft

Bedroom 10.58 Ft x 10.58 Ft

Laundry room 5.00 Ft x 7.75 Ft

Primary Bedroom 14.17 Ft x 11.83 Ft

Other 9.42 Ft x 5.25 Ft

Recreational, Games room 19.25 Ft x 19.25 Ft

Storage 9.00 Ft x 5.67 Ft

Furnace 9.00 Ft x 8.50 Ft

2pc Bathroom Measurements not available

Foyer 15.67 Ft x 6.58 Ft

Dining room 15.67 Ft x 6.58 Ft

Kitchen 14.17 Ft x 14.42 Ft

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

Listing Presented By:



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4pc Bathroom Measurements not available

Living room 15.50 Ft x 13.42 Ft

Bedroom 10.83 Ft x 19.25 Ft

Office 9.92 Ft x 9.67 Ft