



2436 30 Avenue Calgary Alberta

\$1,183,000

Brand New Build ... Modern Inner-City Living in Marda Loop! This stunning 2,900+ sq. ft. home offers the perfect blend of style, space, and location—just steps from Marda Loop's restaurants, boutiques, and cafes, with downtown minutes away! Featuring an open-concept main floor with a chef's kitchen, quartz counters, and a spacious living room with a floor-to-ceiling fireplace, plus 3 bedrooms upstairs including a luxurious spa-inspired primary suite. The fully finished walkout basement with a wet bar, family room, 4th bedroom, and bath is perfect for entertaining or guests. All this on a quiet street with no thru-traffic & a double detached garage—inner-city living at its best! (id:6769)

Family room 24.50 Ft x 14.67 Ft

Bedroom 12.50 Ft x 9.92 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Furnace 8.67 Ft x 6.08 Ft

Dining room 12.00 Ft x 11.67 Ft

Living room 20.00 Ft x 15.58 Ft

Kitchen 18.83 Ft x 13.83 Ft

2pc Bathroom 5.58 Ft x 4.92 Ft

Primary Bedroom 13.83 Ft x 12.42 Ft

Bedroom 10.75 Ft x 9.58 Ft

Bedroom 16.75 Ft x 10.00 Ft

4pc Bathroom 8.92 Ft x 4.92 Ft

5pc Bathroom 20.33 Ft x 7.17 Ft

Laundry room 9.00 Ft x 5.25 Ft

Other 9.00 Ft x 6.83 Ft

Listing Presented By:



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