



# 1924 30 Avenue Calgary Alberta

\$769,000

Welcome to this lovingly cared-for home located in the vibrant and highly sought-after Marda Loop community. Nestled on a quiet, tree-lined street, this charming residence offers a perfect blend of classic design and modern living. With over 2,000 square feet of living space and the potential to develop an additional 900 square feet in the basement, this home is ideal for growing families and those who love to entertain. The unique architectural design features distinctive roof lines, 9' ceilings, large principal rooms, and abundant natural light through glass blocks. Recent improvements include a new deck, a high-efficiency furnace, and a hot water tank. The beautifully landscaped front yard leads to a charming front porch and an inviting foyer. The main floor boasts a formal living room with large bay windows and a wood-burning fireplace with gas assist, a formal dining room, a spacious kitchen perfect for entertaining, a cozy family room with access to a serene backyard oasis, and a convenient 2-piece bathroom. Hardwood floors throughout the main level and a winding stairwell with a white tubular railing lead to the second floor, where you'll find the primary bedroom with a walk-in closet and a luxurious 5-piece ensuite, two additional good-sized bedrooms, and a 4-piece bathroom. The undeveloped lower level offers endless possibilities for customization, including additional recreation/family space, an extra bedroom, and a bath. Enjoy the convenience of nearby shops, restaurants, parks, top-rated schools, and ample street parking, along with a double detached garage at the back. Don't miss the opportunity to own this unique and beautiful home in one of Calgary's most desirable neighbourhoods. Contact us today to schedule a viewing and experience all that this property has to offer. (id:6769)

Primary Bedroom 16.50 Ft x 13.50 Ft  
 Other 10.67 Ft x 5.92 Ft  
 5pc Bathroom 16.58 Ft x 9.08 Ft  
 Bedroom 15.83 Ft x 14.00 Ft  
 Bedroom 10.92 Ft x 10.08 Ft  
 Other 5.00 Ft x 5.00 Ft

Other 12.58 Ft x 11.25 Ft  
 Living room 15.83 Ft x 14.58 Ft  
 Dining room 15.25 Ft x 9.67 Ft  
 Family room 20.33 Ft x 11.83 Ft  
 2pc Bathroom 6.42 Ft x 5.83 Ft  
 Foyer 6.83 Ft x 6.42 Ft

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

Listing Presented By:



Originally Listed by:  
Calgary West Realty

<http://robertwalkerrealestate.com>

### RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

