



## 2038 30 Avenue Calgary Alberta

\$2,099,999

**\*\* OPEN HOUSE: Saturday November 16th 12-2pm, Sunday November 17th 1-3pm \*\*** Experience the pinnacle of luxury living at 2038 30 Ave, nestled in the highly sought-after Marda Loop community. This modern, three-level home boasts over 4,500 sq ft of meticulously designed living space, showcasing exceptional craftsmanship and top-of-the-line selections throughout. The lower level features a spacious double garage, a gym, and a stylish rec room, perfect for both relaxation and entertainment, along with a full bathroom for guests. On the main level, the inviting living room, highlighted by a sleek marble gas fireplace, sets the tone for entertaining. A few steps up lead to an elegant office and a powder room. The gourmet kitchen is a chef's dream, outfitted with high-end appliances, luxurious quartz countertops, and a generous island that flows seamlessly into the dining area and family room, enhanced by custom built-ins and an exquisite wine rack. High ceilings and built-in speakers elevate the ambiance, while an elevator provides effortless access to all levels. The second level features a luxurious primary suite, complete with a double-sided gas fireplace, a spa-like ensuite with a soaker tub, walk-in shower, dual vanity, and an expansive custom closet. Two additional bedrooms, each with ensuite bathrooms and walk-in closets, along with a conveniently located laundry room, complete this level. The third level offers an entertainer's loft with a spacious family room, a fourth bedroom with a walk-in closet, and a stylish 3-piece bathroom, all complemented by breathtaking mountain views from the south-facing patio. With a striking floating staircase and wheelchair accessibility, this home ensures both comfort and elegance for all. Don't miss your chance to own this modern masterpiece in Marda Loop-- schedule your private tour today! (id:6769)

3pc Bathroom 11.42 Ft x 4.92 Ft

5pc Bathroom 11.33 Ft x 14.00 Ft

Bedroom 14.08 Ft x 12.83 Ft

Bedroom 12.67 Ft x 12.67 Ft

Laundry room 13.75 Ft x 5.92 Ft

Primary Bedroom 15.92 Ft x 16.00 Ft

Bedroom 15.42 Ft x 13.50 Ft

Family room 16.92 Ft x 18.33 Ft

Other 8.00 Ft x 9.08 Ft

Exercise room 12.92 Ft x 10.92 Ft

3pc Bathroom 5.92 Ft x 11.83 Ft

Recreational, Games room 24.50 Ft x 17.00 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

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Other 13.92 Ft x 7.83 Ft

Other 9.50 Ft x 6.17 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

3pc Bathroom 11.75 Ft x 6.00 Ft

Furnace 6.75 Ft x 11.83 Ft

Furnace 6.75 Ft x 5.92 Ft

2pc Bathroom 7.25 Ft x 5.00 Ft