



GRASSROOTS
REALTY GROUP

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2024 30 Avenue SW
Calgary, Alberta

MLS # A2320428



\$1,850,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	3,228 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	3	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Central	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle, Flat	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub		
Inclusions:	N/A		

An extraordinary statement in modern luxury, this brand-new 3-storey front garage duplex redefines inner-city living in one of Calgary's most coveted locations. Meticulously designed for those who expect more, this residence delivers a rare combination of cutting-edge design, elevated finishes, and resort-style amenities—right at home. From the moment you enter, you're greeted with uncompromising quality and a bold architectural presence. A private in-home elevator effortlessly connects all levels, while a dedicated wellness zone—complete with a sauna and fully outfitted home gym—creates a daily escape rivaling high-end spas. Crowning the home is a spectacular rooftop patio with breathtaking panoramic city views—an entertainer's dream and a true extension of your living space. Whether hosting under the skyline or enjoying quiet evenings above it all, this is luxury living without compromise. Designed for ultimate comfort and convenience, the home also features a heated driveway—elevating everyday living through Calgary's winters with effortless functionality and year-round ease. Every detail has been thoughtfully curated, featuring a sleek open-concept design, premium materials, and refined modern finishes throughout—crafted to impress at every turn. Located in the heart of vibrant Marda Loop, you're steps from Calgary's best boutiques, cafés, restaurants, parks, and top-tier schools, with effortless access to downtown. This is more than a home—it's a lifestyle reserved for those who demand the exceptional.