



**GRASSROOTS**

REALTY GROUP

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**1908 30 Avenue SW  
Calgary, Alberta**

**MLS # A2325004**



**\$785,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,549 sq.ft.	<b>Age:</b>	1985 (41 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, No Smoking Home, Quartz Counters, Skylight(s), Storage, Vaulted Ceiling(s)		

**Inclusions:** None

Welcome to this beautifully maintained 3-bedroom, 2-bathroom home in the highly sought-after community of South Calgary. Bright, inviting, and impeccably cared for, this home offers a warm and functional layout that's perfect for everyday living and entertaining. The sun-filled living and dining areas feature beautiful hardwood flooring and flow seamlessly into the well-appointed kitchen, complete with a cozy breakfast nook. Cabinets are custom made and provides you with plenty of space for storage. There is also the convenience of a main floor laundry room with a private powder room. Step outside onto the spacious deck, where you'll enjoy a private outdoor retreat surrounded by mature trees and low-maintenance landscaping—an ideal setting for relaxing or hosting family and friends. This charming home combines comfort, style, and an exceptional location, making it a wonderful opportunity to enjoy everything South Calgary has to offer. The upper level offers two spacious bedrooms; the primary bedrooms features a private balcony that overlooks the patio space below. A flex room is also featured on this level with a skylight; do as you please by making it into an office or reading room. Basement development includes a huge family room with a cozy fireplace, a large third bedroom and a 3 piece bathroom. Major upgrades and improvements includes a high efficiency furnace with central air conditioning, upgraded attic insulation, a new front walkway was installed in 2024. This wonderful home is conveniently located close to vibrant Marda Loop, South Calgary Community Association, River Park, excellent schools, shopping, public transit & just minutes into downtown and the ever popular 17th Ave. district. Don't miss out on this fabulous opportunity; call for your private viewing today.