



GRASSROOTS
REALTY GROUP

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1723B 30 Avenue SW
Calgary, Alberta

MLS # A2347248



\$1,745,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	2,505 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Yard Lights		

Heating:	In Floor, Forced Air, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Metal Siding , Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Separate Entrance, Stone Counters, Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound

Inclusions: na

Across from the landmark cSPACE King Edward, this 3,500 sq. ft. custom home stands on one of South Calgary's most desirable streets. Part of the King Edward Residences project by Oldstreet, it is anything but a typical infill. Real tumbled brick masonry and black Lux metal-clad windows evoke a classic New York townhouse, with exceptional craftsmanship throughout. Created in collaboration with Amanda Hamilton Interior Design, the home features chevron-patterned hardwood, natural stone, custom cabinetry, designer lighting and window coverings. On the open-concept main floor, an oversized gas fireplace anchors the living room, which flows into the dining area and kitchen with Miele appliances and marble countertops. A butler's pantry adds a second fridge and sink. An expansive glass wall opens to the south-facing rear balcony, a natural extension of the living space for morning coffee or evenings with friends. The second floor offers three bedrooms, including a primary suite with a generous walk-in closet and spa-like ensuite featuring a steam shower. Two additional bedrooms share a bathroom with dual vanities. The third floor provides flexible space for an office, library or lounge. The developed walkout level adds a fourth bedroom, a media or games room and a designated gym area. In-floor hydronic heating warms the basement concrete slab. Step outside to the south-facing patio and backyard for dinner outdoors or a quiet afternoon in the sun. Underground sprinklers make yard maintenance easy, and a detached double garage completes the property. Comfort and convenience are equally well addressed with air conditioning, two-stage heating with separate main/lower and upper-floor zones, Ecobee climate control, two wireless audio zones with VSSL speakers, and low-voltage landscape lighting at the front and rear. The

neighbourhood is part of the appeal. Pick up coffee at Our Daily Brett, browse the Farmers & Makers Market at cSPACE across the street, or head to South Calgary Park for a swim or a game of tennis. The shops, restaurants and caf  s of Marda Loop are an easy walk away. A distinctive home in a location that delivers on both design and lifestyle.