



GRASSROOTS
REALTY GROUP

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1815 30 Avenue SW
Calgary, Alberta

MLS # A2347263



\$1,195,000

Division:	South Calgary		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,000 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Insulated, Plug-In		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Quartz Counters, See Remarks, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: N/A

Welcome to this beautiful and tastefully updated home in the heart of Marda Loop. Built in 2007, this home offers 2,000 sq ft of bright, open living across the main and upper level (3000 total feet including the walkout). Nine-foot ceilings and an open-concept main floor connect the living, dining, and chef-inspired kitchen, complete with a wine bar and beverage fridge, made for effortless entertaining. Step out to your sunny south deck for morning coffee or evening drinks among the trees. Upstairs, the primary suite is the showstopper: soaring vaulted ceilings and a wall of oversized windows flood the room with natural light and frame gorgeous tree-canopy views, with a spa-style ensuite completing the retreat. A detached double garage, walkout lower level, and an unbeatable Marda Loop location steps to shops, cafes, and parks round out this vibrant, move-in-ready home. Energetic, elegant, and full of light — this is inner-city living at its best. Additional features include Jenn-Air appliances, a new smart gas stove/oven, stunning hardwood floors, fresh paint, 4 bedrooms in total, upper level laundry and heated floors in the lower level.