

2040 30 Avenue SW  
Calgary, Alberta

MLS # A2151616



**\$2,150,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Storey		
<b>Size:</b>	3,917 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Street Lighting, Sloped Up		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Hot Water, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s), Wired for Sound		

**Inclusions:** Coffee Maker, Car Cooler, Wall Oven, Two Refrigerators, Sound System

Nestled within the coveted community of Marda Loop, this exceptional property sets a new standard for luxury living. Step into a meticulously crafted four-level residence that offers an unparalleled array of features, inviting you on a journey of sophistication and comfort. As you enter, you're greeted by an expansive open floor plan where formal dining and living areas seamlessly blend, providing an ideal space for entertaining. Adjacent to this space, a Butler's Pantry adds convenience, while the office offers versatility as a remote work haven or a cozy retreat for book enthusiasts. Natural light floods the interior through large windows, casting a radiant glow in every corner. The centrepiece staircase, adorned with glass and gracefully floating across all levels, stands as a testament to architectural brilliance. At the heart of the home lies the family room and kitchen, where cherished moments with loved ones unfold effortlessly. The stunning kitchen, equipped with brand new appliances and a spacious island, beckons culinary excellence. A marble fireplace in the family room serves as a captivating focal point, enveloping the space in warmth and charm. Beyond the kitchen awaits a tiered backyard, ready for your gardening expertise, providing a tranquil retreat just steps from the main living areas. Venture to the upper levels to discover two lavish bedrooms, each boasting exquisite ensuites and walk-in closets adorned with custom cabinetry. The primary bedroom exudes opulence, featuring a double-sided fireplace into the ensuite, a standalone tub for ultimate relaxation, and a spacious walk-in shower. The fourth level offers a versatile loft space, complete with a wet bar ideal for game days with friends, and access to a rooftop patio boasting sweeping views—a perfect setting for al fresco dining under the sun's warm embrace. Additionally, it houses a fourth

bedroom and accompanying bathroom, ideal for accommodating guests. Accessibility is paramount, with a ramp in the garage and an elevator providing seamless access to each level. The basement features a home gym and a flex room with an ensuite bath, offering even more versatility. Experience the epitome of modern living with the convenience of nearby amenities, including shopping, dining, and entertainment options. With its proximity to downtown, Blush Lane Market, and dog-friendly facilities, this property offers a lifestyle of unparalleled luxury and convenience. Don't miss the opportunity to make this architectural masterpiece your new home.