

# \$1,375,000 - 1913 30 Avenue Sw, Calgary

MLS® #A2213176

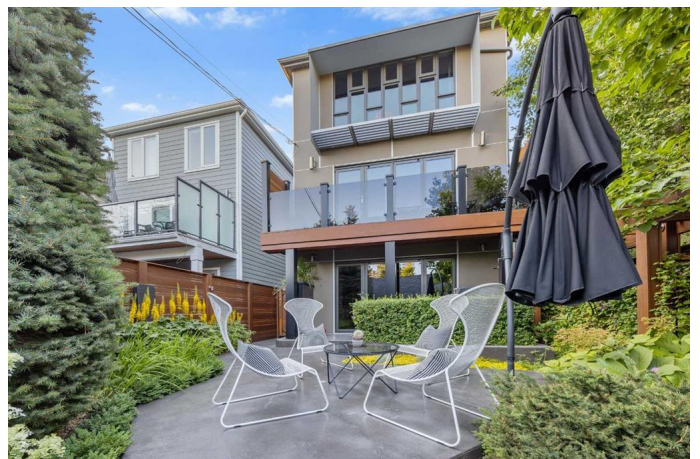
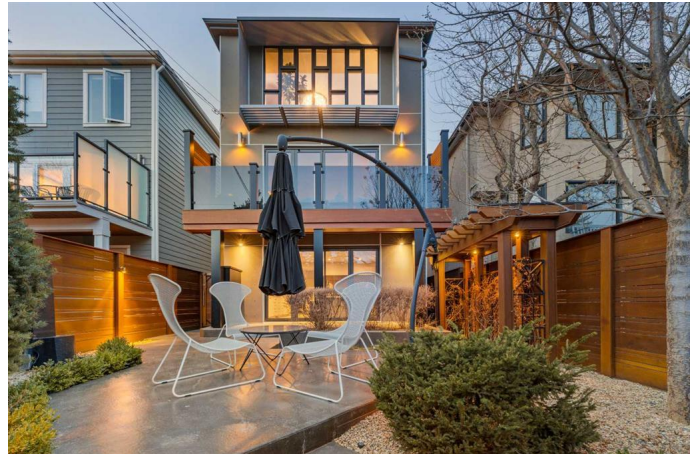
**\$1,375,000**

2 Bedroom, 3.00 Bathroom, 2,176 sqft

Residential on 0.07 Acres

South Calgary, Calgary, Alberta

A remarkable home in the heart of Marda Loop, completely remodeled by Paul Lavoie. This unique magazine quality home boasts over 2500 square feet of truly impeccable living space. Custom crafted Denca cabinetry throughout the home, including the Paris style Kitchen, which features Sub Zero/Wolf appliances and true granite countertops. The Modern Glass Pirnar door welcomes you into the large foyer. The huge dining area is showcased with Mondrian Windows, perfect for large dinner parties and get togethers. The upper floor living room is a spectacular space which features one of the two Nano door systems opening up to the south facing patio, and a fireplace to enjoy the room year round. This space allows easy access to the Modern, and Elegant kitchen area which blends seamlessly with the space on this level. The upper level features two master suites. The guest master is spacious with a full ensuite and walk in closet. The Grand Primary bedroom is a spectacular enclave which you will not want to leave. Embodying the finishings of some of the worlds best. hotels, features include a large built in king headboard/bed, hidden TV area with full wood panelling. A spacious fully custom walk-in closet, with all custom lighting. Of course a spa inspired master bath to match this bedroom , fully tiled and featuring heated floors, shower seating and full steam shower. The lower level offers you an additional living space integrated into the outdoors with an additional Nano door



system, and a fireplace. The custom easy maintenance landscaping features full lighting, and irrigation. All concrete rear patio installed with ice melt for an enjoyable 3/4 season option. This level also features a large office/den area with full built in desks, shelving and a hidden storage room area. The endless upgrades to this home start with all windows, doors, furnace, hot water system, steam humidifiers, a/c units, soft water, and a full Control 4 system to control all aspects of this smart home. All Tv's/ speakers are all included and ready to enjoy. The exterior, finished in concrete hardy board, and side yard have custom stamped concrete and low maintenance landscaping. The fully heated and finished garage, also features an ice-melt system on the apron, and full wall cabinetry and custom flooring. The utmost high quality and finishings are truly evident in this unique home, which exudes pride of ownership and stunning design.

Built in 1989

### **Essential Information**

MLS® #	A2213176
Price	\$1,375,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,176
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1913 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1R1

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bar, Bookcases, Built-in Features, Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Recessed Lighting, Smart Home, Soaking Tub, Storage, Walk-In Closet(s), Wired for Sound, Wired for Data
Appliances	Central Air Conditioner, Dishwasher, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Double Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Family Room, Gas, Living Room, See Remarks, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Courtyard, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Many Trees, Private, Street Lighting, Underground Sprinklers, Gentle Sloping, Yard Lights
Roof	Asphalt
Construction	Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 25th, 2025
Days on Market	11

Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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