

**1912 30 Avenue SW**  
**Calgary, Alberta**

**MLS # A2253489**



**\$959,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,644 sq.ft.	<b>Age:</b>	1989 (36 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Landscaped, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Experience stylish living in this three bedroom + basement den, four bathroom single-family home, tucked into the established streets of South Calgary, just steps from all that Marda Loop has to offer. This beautiful home combines spacious interiors, modern design, and a sense of privacy making it the perfect place to retreat at the end of the day. Gather in the bright, open living area anchored by a wood-burning fireplace, perfect for relaxation or entertaining. Expansive windows flood the space with natural light, enhancing the home's airy ambiance. The contemporary kitchen showcases sleek built-ins, quartz countertops, stainless steel appliances, a generous central island, and abundant storage, creating both function and beauty. From here, enjoy views of the private backyard—an ideal play space for kids while meals are prepared. Upstairs, the primary suite offers a serene retreat with vaulted ceilings and a 4-piece ensuite for added comfort. Two additional bedrooms and another 4-piece bathroom complete the upper level. The fully finished basement extends the living space with a large recreation room. A full bathroom and an additional room easily add flexibility. There is no shortage of storage both under the stairs as well as in the 105 square foot storage space with is currently doubling as a gym. A detached double garage provides secure, private parking. All of this on a quiet street in the vibrant Marda Loop community.