

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

MLS® #A2213176

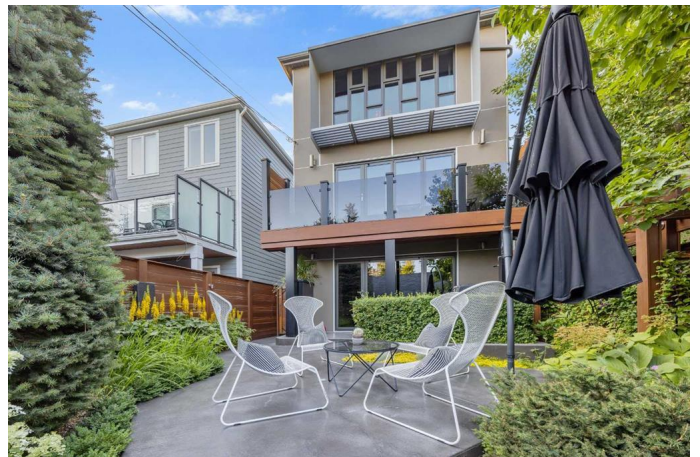
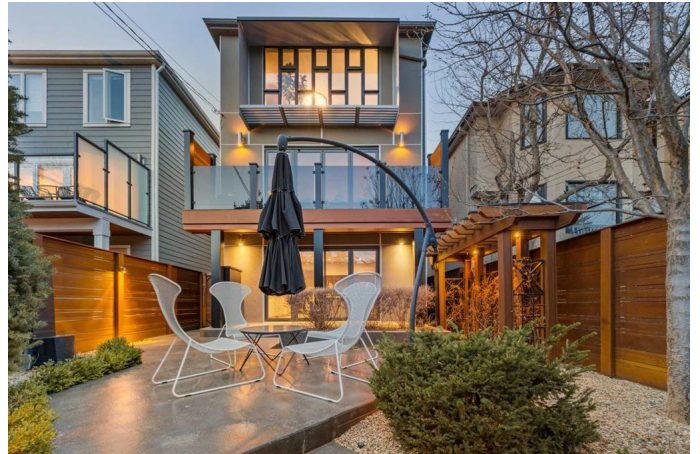
**\$1,375,000**

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 Kitchen which features Sub Zero/Wolf appliances and 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 Data, Wired for Sound |
| Appliances        | Central Air Conditioner, Dishwasher, Double Oven, Induction Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Water Softener, Window Coverings                                                          |
| 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, Yard Lights, Gentle Sloping |
| Roof              | Asphalt                                                                                                                                                |
| Construction      | Wood Frame                                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                        |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 25th, 2025 |
| Days on Market | 6                |

Zoning                      R-CG

**Listing Details**

Listing Office              RE/MAX Realty Professionals

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