

# \$1,183,000 - 2436 30 Avenue Sw, Calgary

MLS® #A2251166

**\$1,183,000**

4 Bedroom, 4.00 Bathroom, 2,043 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

Brand New Build ... Modern Inner-City Living in Marda Loop!

This stunning 2,900+ sq. ft. home offers the perfect blend of style, space, and location—just steps from Marda Loop’s restaurants, boutiques, and cafes, with downtown minutes away!

Featuring an open-concept main floor with a chef’s kitchen, quartz counters, and a spacious living room with a floor-to-ceiling fireplace, plus 3 bedrooms upstairs including a luxurious spa-inspired primary suite. The fully finished walkout basement with a wet bar, family room, 4th bedroom, and bath is perfect for entertaining or guests.

All this on a quiet street with no thru-traffic & a double detached garage—inner-city living at its best!

Built in 2024

## Essential Information

MLS® #	A2251166
Price	\$1,183,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,043
Acres	0.07
Year Built	2024



Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	2436 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2t1r9

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Built-In Gas Range
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Brick, Concrete, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 24th, 2025
Days on Market	1
Zoning	RC-G

**Listing Details**

Listing Office	PREP Realty
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