

\$1,200,000 - 1811 30 Avenue Sw, Calgary

MLS® #A2258491

\$1,200,000

4 Bedroom, 4.00 Bathroom, 2,054 sqft

Residential on 0.07 Acres

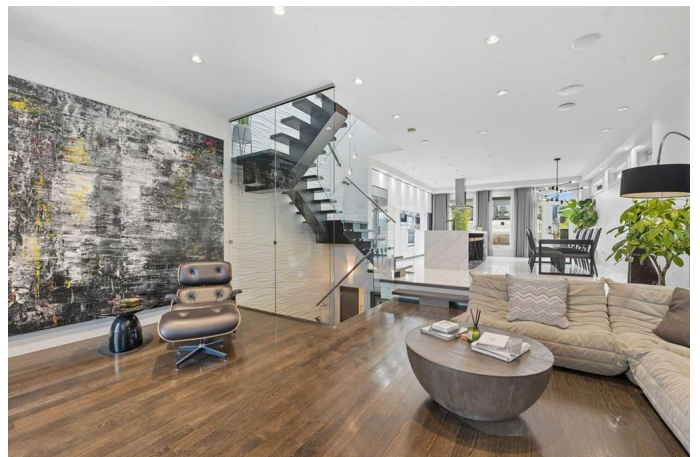
South Calgary, Calgary, Alberta

This custom-built inner-city home with a walkout basement sits in the heart of desirable South Calgary/Marda Loop. Designed with modern elegance and thoughtful upgrades throughout, including an upgraded whole-home security system, this 4 bedroom, 3.5 bathroom residence offers nearly 3,000 sq. ft. of exceptional living space.

The main floor showcases an open-concept layout with wide-plank hardwood, soaring flat ceilings, and a dramatic glass staircase with a textured feature wall. The sunken living area is bright and inviting, complemented by large windows and built-in millwork. The gourmet kitchen is a chef's dream with a full Miele appliance package (built-in espresso machine, double ovens), oversized integrated Sub-Zero fridge, Marvel beverage center, and a striking quartz waterfall island. Patio doors open to a south-facing deck with a stone-surround gas fireplace for effortless indoor-outdoor living.

The primary suite is a true retreat featuring floor-to-ceiling windows, a custom walk-in closet, double-sided fireplace, and a spa-inspired ensuite with heated floors, double sinks, deep soaker tub, skylight, and a glass-encased steam shower. Two additional bedrooms, a laundry room with sink, and a full bath complete the upper level.

The fully developed walkout basement extends the living space with epoxy floors,



in-floor heating, a custom wet bar with feature shelving, an infrared sauna, a spacious rec/media room, and direct access to a private courtyard finished with low-maintenance landscaping. A double garage with epoxy floors completes the home.

Situated steps to the shops, dining, and amenities of Marda Loop and 17th Ave, plus nearby parks and pathways, this property offers the ultimate combination of luxury, style, and location. Schedule a showing with your Favorite Luxury Realtor® today!

Built in 2010

Essential Information

MLS® #	A2258491
Price	\$1,200,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,054
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1811 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T1P8

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Bar, Bidet, Chandelier, Sauna, Smart Home, Separate Entrance, Steam Room, Wet Bar
Appliances	Bar Fridge, Built-In Freezer, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Washer, Window Coverings, Double Oven, Garburator, Gas Stove, Humidifier, Warming Drawer, Wine Refrigerator
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Humidity Control
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Bath, Bedroom, Double Sided, Outside, Stone, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 19th, 2025
Days on Market	8
Zoning	R-CG

Listing Details

Listing Office	Wahi Realty Inc.
----------------	------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.