

# \$2,050,000 - 2201 30 Avenue Sw, Calgary

MLS® #A2242525

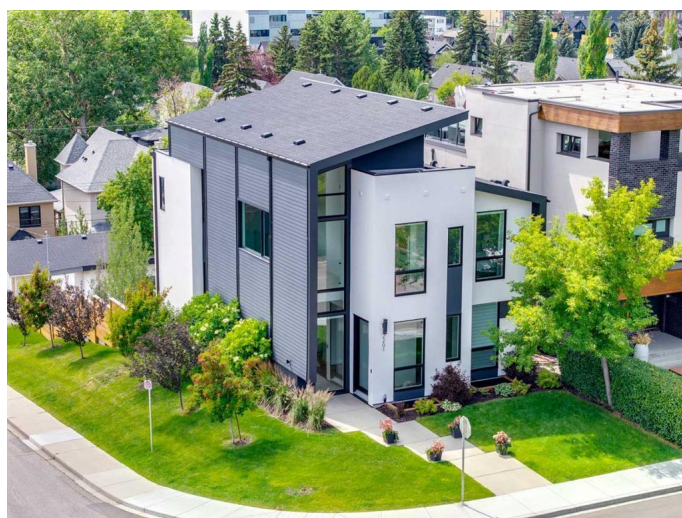
**\$2,050,000**

5 Bedroom, 4.00 Bathroom, 2,673 sqft

Residential on 0.11 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SATURDAY, JULY 26TH FROM 1-3:30 PM. This sophisticated, modern home with FULLY DEVELOPED WALK-OUT BASEMENT & heated triple detached garage with flow wall system, is situated on a 37'x125' lot the heart of Richmond & offers sweeping views to the south & west to the mountains, 3+2 bedrooms & over 3800 sq ft of living space. The main level introduces wide plank hardwood flooring, 10' ceilings & is drenched in natural light, creating a light, airy ambience. A front flex room could be utilized as a formal dining room or den/office. Create culinary delights in the kitchen that's tastefully finished with quartz counter tops, island/eating bar, an abundance of storage space, high-end appliances & convenient butler's pantry. A casual dining area is open to the living room anchored by a floor to ceiling feature fireplace & built-in entertainment centre. Completing the main level is a 2 piece powder room. An elegant staircase with glass wall leads to the second level that hosts 3 bedrooms (all with walk-in closets), a 5 piece main bath & laundry room with sink & storage. The primary retreat is a true oasis, boasting a to-die-for walk-in closet & opulent 5 piece ensuite with in-floor heat, dual sinks, relaxing freestanding soaker tub & separate shower. The walk-out basement with in-floor heat, features a large family room complete with wetbar – perfect for game or movie night. There are 2 additional bedrooms & a 4 piece bath with rejuvenating steam



shower â€“ ideal for teens or guests. A convenient mudroom with tons of storage for seasonal gear completes the basement development. Other notable features include 2 central A/C units, Hunter Douglas automated window shades on main & second levels & Sonos sound system. Exterior features include beautifully landscaped front & side gardens with underground sprinkler system & a sunny south back yard featuring an upper deck with BBQ gas line & large patio complete with heater. The prime location is incredibly convenient, walking distance to vibrant Marda Loop & close to schools, shopping, public transit & easy access to Crowchild Trail.

Built in 2019

### **Essential Information**

MLS® #	A2242525
Price	\$2,050,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,673
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2201 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R8

## Amenities

Parking Spaces	3
Parking	Heated Garage, Triple Garage Detached
# of Garages	3

## Interior

Interior Features	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Window Coverings, Wine Refrigerator
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Private Entrance, Private Yard, BBQ gas line
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar, Composite Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 23rd, 2025
Days on Market	2
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX First
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