

\$1,380,000 - 2420 30 Avenue Sw, Calgary

MLS® #A2254324

\$1,380,000

4 Bedroom, 4.00 Bathroom, 2,107 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

OPEN HOUSE SUNDAY SEPTEMBER 14 - 2-4PM. HOME SWEET HOME! Modern luxury meets thoughtful design in this MARDA LOOP MASTERPIECE situated in the heart of the extremely sought-after community of Richmond! This exceptional, WALKOUT HOME was CUSTOM-BUILT in 2023 offering the ultimate in luxury living with 4 bedrooms, 3.5 bathrooms and 3,009 SQFT of breathtaking, flawless SQFT throughout loaded with thoughtfully appointed, stylish upgrades and built-ins throughout. The main floor features a sun-drenched, open-concept layout that seamlessly connects the bright foyer with a built-in bench, massive living room, formal dining room, kitchen, and elegant powder room. At the heart of the home is the gourmet chef's kitchen outfitted with top-tier appliances including a Sub-Zero fridge, Wolf gas stove, garburator, and a hidden coffee/appliance pantry. Wide-plank hardwood flooring, upgraded lighting, and a walkout to a private back balcony elevate the space with both style and function. Upstairs, you'll find three spacious bedrooms, including two with their own ensuites and walk-in closets, perfect for all of your needs. The primary bedroom is a luxurious retreat, complete with a spa-inspired 5 piece ensuite featuring a steam shower, separate soaker tub, dual vanities, generous counter space, and elegant tilework. A dedicated laundry room with built-in storage adds everyday ease. The fully developed WALKOUT BASEMENT includes a fourth



bedroom, a full bathroom, a glass-enclosed office (potential to convert to a wine room), and a stylish wet bar alongside a generous recreation/media room, the perfect setting for movie nights or entertaining. Thereâ€™s also ample storage and utility space for all of your needs. Enjoy your inner city private outdoor oasis with a fully fenced and beautifully manicured backyard, covered patio, large deck that is ideal for sunny nights and entertaining and your heated, double detached garage with epoxy flooring. ADDITIONAL UPGRADES include luxury vinyl plank and ceramic tile flooring, custom blinds and built-in closets, upgraded appliances, lighting, flooring, and tile throughout. new home warranty, high efficiency furnace and more. Located just steps from the vibrant shops, cafes, and restaurants of Marda Loop, yet tucked away from the main hustle, youâ€™ll have the best of both worlds: walkable convenience without the congestion. Parks, Marda Loop Community Centre, Richmond Community Centre and Richmond School and other excellent schools are all close by, major roadways including Crow Child and close to 17th Ave and Downtown Calgary hot spots. Donâ€™t miss your chance to own this one-of-a-kind property! MUST VIEW! Book your private tour of this GEM today!

Built in 2023

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2254324 |
| Price | \$1,380,000 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 2,107 |
| Acres | 0.07 |

| | |
|------------|-------------|
| Year Built | 2023 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2420 30 Avenue Sw |
| Subdivision | Richmond |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1R9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

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|-------------------|---|
| Interior Features | Bar, Bookcases, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound |
| Appliances | Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Dishwasher, Dryer, Microwave, Washer, Window Coverings, Built-In Gas Range |
| Heating | Forced Air, Natural Gas, High Efficiency, Humidity Control |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room, Marble |
| Has Basement | Yes |
| Basement | Finished, Full, Walk-Out |

Exterior

| | |
|-------------------|--|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, City Lot, Cleared, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Garden, Landscaped, Lawn, Level, Low |

| | |
|--------------|--|
| | Maintenance Landscape, Private, Rectangular Lot, Views, Interior Lot |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

Additional Information

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|-------------|----------------------|
| Date Listed | September 12th, 2025 |
| Zoning | R-CG |

Listing Details

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|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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