

\$1,330,000 - 2420 30 Avenue Sw, Calgary

MLS® #A2254324

\$1,330,000

4 Bedroom, 4.00 Bathroom, 2,107 sqft

Residential on 0.07 Acres

Richmond, Calgary, Alberta

HOME SWEET HOME! Modern luxury meets thoughtful design in this MARDIA 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, Gas Stove, garburator, and a hidden coffee/appliance pantry. Wide-plank hardwood flooring on upper and main levels, 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 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. There'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 spacious double detached garage with epoxy flooring. ADDITIONAL UPGRADES include luxury hardwood and ceramic tile flooring, custom blinds and built-in closets, upgraded appliances, lighting, central air conditioning, 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, you'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. Builder is Newlook Homes Ltd. Don'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	\$1,330,000
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

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

Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, City Lot, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Lawn, Level, Low Maintenance Landscape,

Private, Rectangular Lot, Views, Cleared, Fruit Trees/Shrub(s), Interior Lot

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2025
Days on Market	48
Zoning	R-CG

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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