

# \$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 | 65                |
| Zoning         | RC-G              |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

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