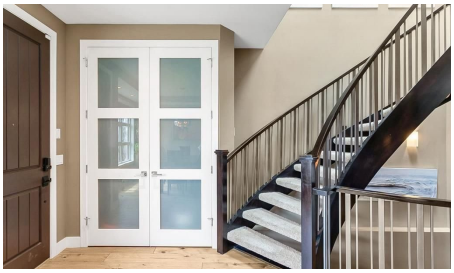
1834 30 Avenue SW

Calgary | Active | MLS® A2351975

$1,099,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2012**	**1,866 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by eXp Realty

A closer look

Situated on one of South Calgary's most desirable streets, this home offers an exceptional inner-city family lifestyle. Just two blocks away, you're a short walk from the South Calgary outdoor public pool, soccer fields, pump track, parks, and more. A truly unbeatable location for active families who want community, convenience, and charm.

Showcasing exceptional craftsmanship and superb quality throughout, features include 9' ceilings, wide-plank hickory hardwood flooring, and a striking curved staircase. The designer kitchen is beautifully appointed with custom Montalco cabinetry, dovetail cabinets, high-end stainless steel appliances, an upgraded refrigerator, Bertazzoni gas range with hood fan, an oversized quartz waterfall island with seating, and a built-in home management desk.

The spacious living room offers a stunning ribbon gas fireplace with custom built-ins, while four-panel glass doors open to a private patio and landscaped yard. Perfect for indoor/outdoor living. The dining room can accommodate a large table for family gatherings. Upstairs, you'll find two additional bedrooms, a 4-pc bathroom, a laundry room with a sink, and a luxurious primary retreat featuring a walk-in closet with custom built-ins. The spa-inspired ensuite boasts a curbless glass shower, deep soaker tub, dual vanities, and exceptional storage.

The fully developed lower level includes a large family room, bar, additional bedroom, and full bathroom. Additional highlights include a double-insulated and drywalled garage, central air conditioning, and recessed speakers throughout the main and upper levels. Don't miss your chance to live in one of the most vibrant communities Calgary has to offer!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351975
Bedrooms	4
Bathrooms	4
Year Built	2012
Property Type:	Residential
Property Sub Type:	Semi Detached (Half Duplex)
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0

Num Illegal Suites:	0
Home Style:	2 Storey, Attached-Side by Side
Total Living Area:	1,866 sq. ft.
Main Level Finished Area:	937 sq. ft.
Upper Level Finished Area:	929 sq. ft.
Below Grade Finished Area:	900 sq. ft.
Lot Area:	3,121 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Entry Level:	1
Levels:	Two
End Unit:	1 Common Wall
Total Rooms Above Grade:	6
Year built:	2012 (Age: 14)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1
Plan:	4479P
Heating:	Forced Air
Basement:	Full, Finished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame

Structure Type:	Duplex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Central Air
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	South Calgary
Appliances:	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	Window Coverings (Blinds & Curtain Rods), Front Door Keypad, TV Mounts & Attached TV's
Restrictions:	None Known
Main Floor	Kitchen · 14'10" × 14'8" ·
Main Floor	Living Room · 19'8" × 18' ·
Main Floor	Dining Room · 12'2" × 11'1" ·
Main Floor	Mud Room · 7'4" × 5'11" ·
2nd Floor	Bedroom - Primary · 14' × 12'2" ·
2nd Floor	Walk-In Closet · 8'2" × 7'2" ·
2nd Floor	Bedroom · 12' × 9'6" ·

2nd Floor	Bedroom · 11'10" × 9'9" ·
2nd Floor	Laundry · 6'7" × 6' ·
Basement	Bedroom · 11'9" × 11'4" ·
Basement	Game Room · 21'9" × 19'2" ·
Basement	Furnace/Utility Room · 11'9" × 8'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)
Interior Features:	Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Skylight(s), Storage, Sump Pump(s), Walk-In Closet(s), Wired for Sound
Exterior Features:	BBQ gas line, Lighting, Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Low Maintenance Landscape, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1834-30-avenue-sw-calgary-a2351975/

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