2417 30 Avenue SW

Calgary | Active | MLS® A2358153

$1,850,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2018**	**2,409 sq. ft.**

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Listed by RE/MAX First

A closer look

Exceptional design, thoughtful functionality and an unbeatable location come together in this beautifully appointed home in desirable Richmond, just steps from the heart of Marda Loop. Offering over 3,500 sq. ft. of developed living space, 3+1 bedrooms and an impressive combination of timeless design and elevated finishes, this is a home that truly stands apart.

The main floor is thoughtfully designed with 10' ceilings, engineered oak hardwood flooring and an abundance of natural light. A spacious front office offers an ideal work-from-home setting while providing a sense of separation and privacy from the main living areas. At the heart of the home, the kitchen features custom cabinetry, premium countertops, a high-end appliance package including a gas range, and a spacious walk-in pantry. Overlooking the dining and living rooms, it creates a natural gathering space for everyday living and entertaining. The adjacent living room is equally impressive, featuring a beautiful coffered ceiling and a striking fireplace with a marble tile surround.

Upstairs, three generously sized bedrooms and a spacious laundry room provide excellent everyday functionality. The primary suite is a true retreat, featuring a private balcony, a luxurious ensuite with a steam shower and heated floors, and a separate custom-designed walk-in closet offering exceptional storage.

The fully developed basement extends the home's versatility with a spacious family room, wet bar, dedicated wine room, fourth bedroom and full bathroom. A designated gym space provides the perfect setting for fitness enthusiasts, with the flexibility to convert into a fifth bedroom if desired.

Outside, the south-facing backyard has been extensively transformed with a new composite deck, artificial turf, paver stone entertaining areas, extensive landscaping and a dedicated hot tub pad. A beautiful gas fireplace creates the perfect setting for evenings with family and friends. The heated triple detached garage completes this exceptional property.

All of this in an outstanding inner-city location, just steps from the restaurants, cafés, boutique shops and everyday amenities of Marda Loop, with convenient access to downtown, major routes and everything Calgary has to offer.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358153
Bedrooms	4
Bathrooms	4
Year Built	2018
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	2,409 sq. ft.
Main Level Finished Area:	1,143 sq. ft.
Upper Level Finished Area:	1,266 sq. ft.
Below Grade Finished Area:	1,100 sq. ft.
Acreage:	No
Lot Area:	3,907 sq. ft.
Lot Frontage:	30'10"
Front Exposure:	North
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2018 (Age: 8)
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:	1810512

Heating:	High Efficiency, Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stone, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	2
Fireplace Details:	Gas, Living Room, Outside
Garage:	Yes
Garage Spaces:	3
Parking:	Garage Door Opener, Heated Garage, Triple Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Laundry Room, Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	n/a
Restrictions:	None Known
Main Floor	Entrance · 11' × 6'9" ·
Main Floor	Office · 15' × 9'1" ·

Main Floor	Living Room · 14'3" × 13'8" ·
Main Floor	Dining Room · 15'10" × 9'5" ·
Main Floor	Kitchen · 14'9" × 12'8" ·
Main Floor	Mud Room · 10'2" × 5'5" ·
Main Floor	Pantry · 7'7" × 5' ·
Upper Level	Bedroom - Primary · 15'6" × 13'9" ·
Upper Level	Bedroom · 12'9" × 11' ·
Upper Level	Bedroom · 13' × 12'9" ·
Upper Level	Laundry · 9' × 5'9" ·
Basement	Exercise Room · 14'3" × 11'7" ·
Basement	Family Room · 19'2" × 15'2" ·
Basement	Wine Cellar · 11'2" × 6' ·
Basement	Bedroom · 12'2" × 12' ·
Basement	Furnace/Utility Room · 12'2" × 12' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Tennis Court(s), Walking/Bike Paths
Interior Features:	Bar, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Exterior Features:	Private Yard, BBQ gas line
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-C2
Listed Date:	Nov 13, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2417-30-avenue-sw-calgary-a2358153/

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