2430 30 Avenue SW

Calgary | Active | MLS® A2354944

$1,425,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2026**	**1,956.34 sq. ft.**

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Listed by eXp Realty

A closer look

From the moment you arrive, this home’s striking curb appeal signals the luxury and sophistication within. Set in one of Calgary’s most sought-after communities, this stunning walkout residence pairs exceptional craftsmanship with timeless design, seamlessly blending prestige and modern comfort. A bold white stone veneer façade, custom concrete stairs, and a premium exposed-aggregate coloured concrete walkway set an elegant tone from the very first step.

Inside, every detail has been thoughtfully curated for elevated everyday living and refined entertaining. A grand formal dining room sets the stage for memorable gatherings, while the open-concept living area, anchored by a custom gas fireplace with built-ins, offers warmth and character. Ambient strip lighting throughout the main floor adds a sleek, contemporary touch.

At the heart of the home, the chef-inspired kitchen showcases a sprawling island, high-end quartz countertops, full-height custom cabinetry, and premium JennAir appliances. Expansive patio doors open onto a generous rear deck, creating effortless indoor-outdoor flow. An elegant powder room with a heated and cooled smart toilet and a designer mudroom with a custom feature wall complete the main level.

Upstairs, the serene primary retreat offers a peaceful escape, complete with a spa-inspired ensuite featuring a soaking tub, glass-enclosed steam shower, dual vanities, in-floor heating, and a walk-in closet. Two additional bedrooms each enjoy a private ensuite and built-in closets, offering comfort and privacy for family or guests.

The fully developed walkout lower level is bright and inviting, with direct access to the backyard and a custom media room and wet bar made for entertaining. A spacious fourth bedroom and full bathroom complete this level.

Outside, a fully drywalled and insulated double detached garage provides secure parking and excellent storage. All of this is located in vibrant South Calgary, just minutes from parks, boutique shopping, fine dining, and top-rated schools.

A true masterpiece of modern design and everyday comfort, this rare walkout offering is not to be missed.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2354944
Bedrooms	4
Bathrooms	5
Year Built	2026
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:	1,956.34 sq. ft.
Main Level Finished Area:	949.17 sq. ft.
Upper Level Finished Area:	1,007.17 sq. ft.
Below Grade Finished Area:	829.4 sq. ft.
Acreage:	No
Lot Area:	3,132 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	4479P

Heating:	In Floor Roughed-In, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas
Basement:	Full, Finished, Separate/Exterior Entry, Walk Out
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Concrete, Stone, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Southwest
Community:	Richmond
Appliances:	See Remarks
Inclusions:	N/A
Restrictions:	See Remarks
Main Floor	Foyer · 6'6" × 5'6" ·
Main Floor	Living Room · 15'8" × 14'3" ·

Main Floor	Kitchen · 21'7" × 10' ·
Main Floor	Dining Room · 13'11" × 10'6" ·
Main Floor	Mud Room · 5'3" × 4'11" ·
Upper Level	Bedroom - Primary · 12'7" × 11'2" ·
Upper Level	Walk-In Closet · 14'6" × 6'3" ·
Upper Level	Bedroom · 13'2" × 9'9" ·
Upper Level	Bedroom · 13'3" × 9'5" ·
Upper Level	Laundry · 7'11" × 5'7" ·
Basement	Bedroom · 13'4" × 9'3" ·
Basement	Game Room · 22'3" × 14'7" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s), Track Lighting, Tray Ceiling(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Exterior Features:	BBQ gas line, Lighting, Rain Gutters
Patio And Porch Features:	Deck, Patio
Lot Features:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-C2
Listed Date:	Oct 27, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2430-30-avenue-sw-calgary-a2354944/

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