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**Century 21 Bamber Realty Ltd**  
**1612 17 Ave SW**  
**Calgary, AB**  
**T2T 0E3**

**2439 30 Avenue SW, Richmond, Calgary, Alberta, T2T 1S1, Ca**

**MLS®# A2044958**



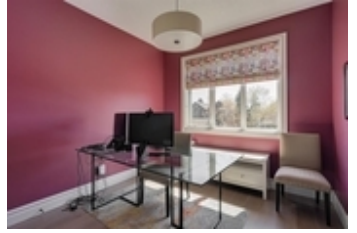
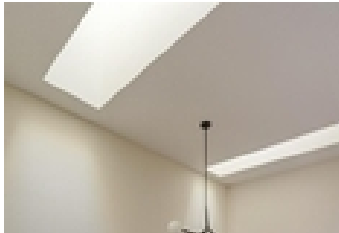
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|-----------------------|-----------------------------|
| <b>Property Value</b> | \$999,900                   |
| <b>Type</b>           | Semi Detached (Half Duplex) |
| <b>Style</b>          | 2 Storey, Side by Side      |
| <b>Basement</b>       | Finished, Full              |
| <b>Parking</b>        | Double Garage Detached      |
| <b>Year Built</b>     | 2018                        |
| <b>Living Area</b>    | 1,834.57 sq.ft.             |
| <b>Lot Frontage</b>   | 25 ft                       |
| <b>Lot Size Area</b>  | 3,132 sq.ft.                |
| <b>Bedrooms</b>       | 4                           |
| <b>Bathrooms</b>      | 3 full & 1 half             |

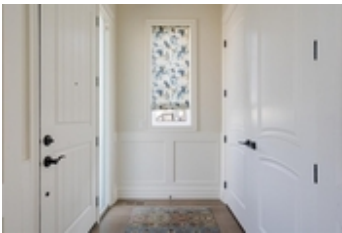
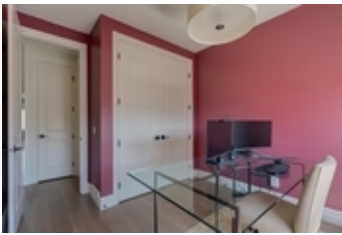
## Description

Gorgeous 4 Bedroom 3.5 bath home with a beautiful sunny south facing yard, air conditioning and tons of upgrades you don't see in new builds now a days. This home has over 2,600 sq ft of living space located on a quiet cul-de-sac in sought-after Marda Loop/Richmond area. This home has been recently upgraded in the last year with the assistance of an interior designer to ensure the upgrades are thoughtful and make the home stand out from spec homes. With over 60k of upgrades since build, you will sure to be wow'd and fall in love with this special space. The main floor of this home is soaked in natural light with 10' ceilings, 8' designer doors, wainscoting panels, a great room with a beautiful, coffered ceiling & large marble tiled gas fireplace, a stunning chef's kitchen with upgraded pendant lighting, quartz countertops, full height custom cabinets, new hardware, & a stainless steel appliance package. You will love the moody 2-piece powder room for all your entertaining & the large mudroom with an abundance of storage just at the back entry. Let the transitional spindle staircase lead you to the top floor with upgraded hardwood flooring throughout (no carpet) a gorgeous spacious primary retreat with views of downtown, east and west to catch all of the amazing sunrise and sunsets. The stunning master retreat features a high-end custom closet & elegant master ensuite bath with in-floor heat, his + her vanities, luxurious soaker tub & separate steam shower. Two good sized bedrooms a 4-piece main bath & laundry room with sink complete this floor. In the basement you will find a large media room with custom feature wall, built in cabinets as well as a recently upgraded wet bar, a 4th bedroom currently used as a gym but easily converted back to a bedroom. Out the back you will find a sunny south facing yard with brand new low maintenance turf, fruit trees, concrete pad with fire table hook up, its truly perfect for entertaining. The double garage completes the outdoor space. Perched on the top of the hill, this home is just a quick few blocks from all of the amazing amenities in Marda loop. You can't beat this location with public transit, schools, shopping + just minutes to the downtown core. Truly a one-of-a-kind gem in the inner city.









## Disclaimer

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