

# \$1,199,900 - 1828 30 Avenue Sw, Calgary

MLS® #A2206618

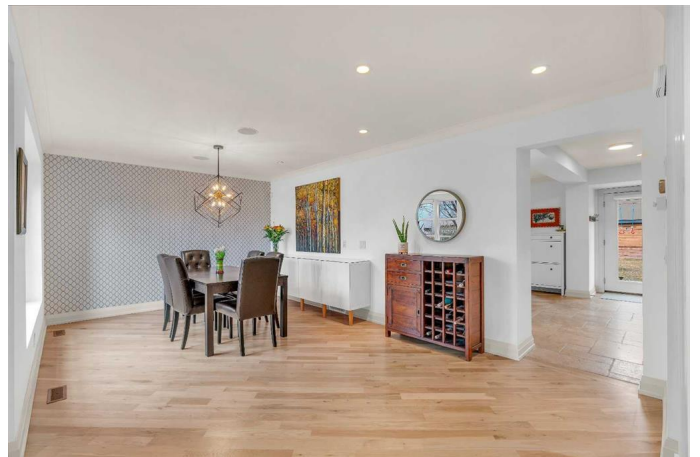
**\$1,199,900**

4 Bedroom, 4.00 Bathroom, 1,692 sqft  
Residential on 0.12 Acres

South Calgary, Calgary, Alberta

Charming Character Home in the Heart of South Calgary. Don't miss your chance to own this stunning inner-city gem, where timeless charm meets modern elegance!

Perfectly situated on one of South Calgary's most desirable streets this beautifully updated home offers over 2,300 sq. ft. of living space and a 127'x42' ft lot. Step inside to a bright and inviting front entry and dining area, bathed in natural light. The open-concept living room and kitchen make an ideal gathering space, featuring warm cabinetry, granite countertops, a large island, and stainless-steel appliances, including a gas stove. Cozy up by the gas fireplace, updated with a stunning marble tile surround and white oak mantel, creating a space that is both fresh and warm. A custom-designed railway-inspired wall cleverly conceals the main floor powder room, adding a unique touch to this home's character. Upstairs, the charm continues with angled ceilings that add character to the bright primary bedroom, complete with a walk-in closet, additional storage, and a well-appointed ensuite. Two spacious secondary bedrooms and a 4-piece bathroom complete the upper level. The fully finished lower level offers even more living space, including a family room, wine room, home gym, fourth bedroom, and a third full bathroom—perfect for guests or additional family members. This well-maintained home has been freshly painted, has gemstone lighting and a new hot water tank in 2024.



Outside, the landscaped front yard is lined with colorful perennials and the very private large backyard has been regraded, is well landscaped and has the perfect set up for a hot tub, there is also the oversized 21'x24' double detached garage with loft storage. A truly one-of-a-kind home, that perfectly balances character and contemporary updates in an unbeatable location. Just minutes from Marda Loop's vibrant shops, restaurants, and markets, as well as nearby parks and pathways, this is the dream lifestyle you've been searching for.

Built in 1949

### Essential Information

MLS® #	A2206618
Price	\$1,199,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,692
Acres	0.12
Year Built	1949
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1828 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1P7

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle, Tile
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	1
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX Realty Professionals
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.