

\$1,495,000 - 33 30 Avenue Sw, Calgary

MLS® #A2198163

\$1,495,000

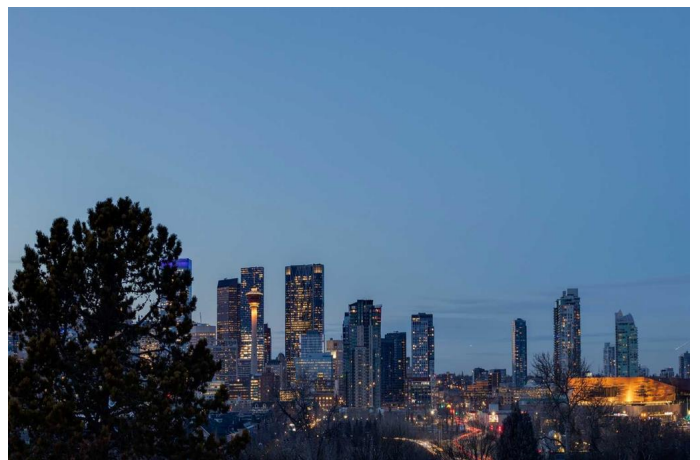
4 Bedroom, 4.00 Bathroom, 2,723 sqft
Residential on 0.12 Acres

Erlton, Calgary, Alberta

Nestled in the heart of one of Calgary's most coveted inner-city enclaves, this exquisitely crafted custom home in Erlton offers an unparalleled blend of luxury, sophistication, and urban convenience. Boasting over 3,900 sq. ft. of meticulously designed living space, this residence captures panoramic, unobstructed views of the downtown skyline from every level—an extraordinary backdrop for both everyday family living and grand entertaining.

Beyond the striking façade, a gracious foyer welcomes you into an interior defined by refined craftsmanship and contemporary design. The formal dining room sets the stage for elegant gatherings, while a private main-floor office provides an inspiring workspace. The heart of the home is the open-concept great room, where custom built-ins, a sleek modern gas fireplace, and expansive tilt and turn patio doors seamlessly connect indoor and outdoor living. The chef's kitchen is a culinary sanctuary, featuring a striking island and a thoughtfully designed butler's pantry.

A serene retreat, the primary bedroom is positioned to take full advantage of the breathtaking views, complete with a private terrace, a spa-inspired ensuite with a soaking tub and steam shower, and an expansive walk-in closet with direct access to the laundry room. Two additional bedrooms, a stylish main



bath with make-up counter, and a study nook complete the upper level.

Designed for both relaxation and entertainment, the fully developed lower level offers a fourth bedroom, full bath, a sophisticated wine room, wet bar, and a spacious recreation & games room. High-end appointments abound, including 9â€™™ ceilings, wide-plank hardwood, two high-efficiency furnaces, in-floor heating, air conditioning, and premium aggregate sidewalks and patio. Private, sun drenched south backyard with maintenance free deck is complete with patio & fire pit for evening soirees. Additional parking pad adjacent to the oversized double car garage provides ample space for all your toys.

Ideally situated, this exceptional family home is just steps from the scenic Elbow River pathways, MNP Sport & Community Centre, Stampede Park, the upcoming event centre, and the vibrant restaurants and boutiques of 4th Street. Also close to Roxboro dog park, tennis courts, outdoor skating and located in the Western Canada High School draw zone. A rare offering that must be seen to be truly appreciated.

Built in 2015

Essential Information

MLS® #	A2198163
Price	\$1,495,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,723
Acres	0.12

Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	33 30 Avenue Sw
Subdivision	Erlton
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 2Y4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Heated Garage, Insulated
# of Garages	2

Interior

Interior Features	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Walk-In Closet(s), Built-in Features, Skylight(s), Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Bar Fridge, Warming Drawer, Water Softener
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Lighting, Fire Pit
Lot Description	Back Lane, Back Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame, Cedar
Foundation	Poured Concrete

Additional Information

Date Listed March 7th, 2025
Days on Market 7
Zoning M-CG

Listing Details

Listing Office Sotheby's International Realty Canada

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