



\$ 1,990,000.00

## 2203 30 AVENUE SW CALGARY

<https://paulbrinton.com>

Spectacular, and built for a sustainable lifestyle, this impressive custom concrete (ICF) home with 444 M2 (4,700 sq.ft.) of total developed area combines exceptional efficiency, sustainability, longevity and low maintenance without compromising contemporary style, great natural light, thermal comfort or air quality. On the main-floor, the foyer/art-gallery stairwell creates a...

- 4 beds
- 4 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1133412

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-24 16:18:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 08/10/21

**Two Piece Bath:** 1

**Lot size:** 4672 sq ft

**Year built:** 2016

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Flooring:** See Remarks

### Exterior Features:

Awning(s),Barbecue,Private Yard

**District:** CAL Zone CC

**Inclusions:** 60" disappearing TV, built in bookcases, 22' glass whiteboard, motorized window shades, home theatre equipment, security system, closet organizers, 13'7" board room table and chairs, water features, multi-room sound system, built-in ironing board, automatic irrigation system, landscaping lighting, Smart Home features.

**Total Parking:** 2

**Community Features:** Park,Schools Nearby,Playground,Pool,Sidewalks,Street Lights,Tennis Court(s),Shopping Nearby

**Fencing:** Fenced

**Cooling:** Rough-In

**Interior Features:** Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Smart Home,Soaking Tub,Storage,Sump Pump(s),Walk-In Closet(s),Wired for Data,Wired for Sound



**Lot Features:** Back Lane,Back Yard,Landscaped,Secluded,See Remarks,Waterfall

**Heating Type:** Zoned

**Roof Type:** Membrane

## PROPERTY INFORMATION

**Basement:** Finished, Walk-Out

**Laundry features:** Laundry Room

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 8

**Suite:** Suite - Illegal

**Frontage Metres:** 11.43M 37`6"

**Living Area SF:** 3633.00

**Structure Type:** House

**Levels:** Three Or More

**Zoning:** R-C2

**List Price Square Foot:** \$ 605.42

**Photo Count:** 50

**Construction Materials:** Metal Frame

**Foundation:** Poured Concrete

**Appliances:** Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Dishwasher,Garage Control(s),Microwave,Range Hood,Washer/Dryer

**Subdivision Name:** Richmond

**Lot Size Acres:** 0.11

