

MARDA VIEW

A photograph of a modern, two-story house during sunset. The house features a combination of materials, including light-colored wood siding, dark grey stone or brick, and large glass windows. A prominent feature is a tall, square column made of grey stone or brick. The sky is filled with warm, golden clouds. In the foreground, there's a paved walkway and some landscaping with mulch and small trees.

a luxury home
unlike any other

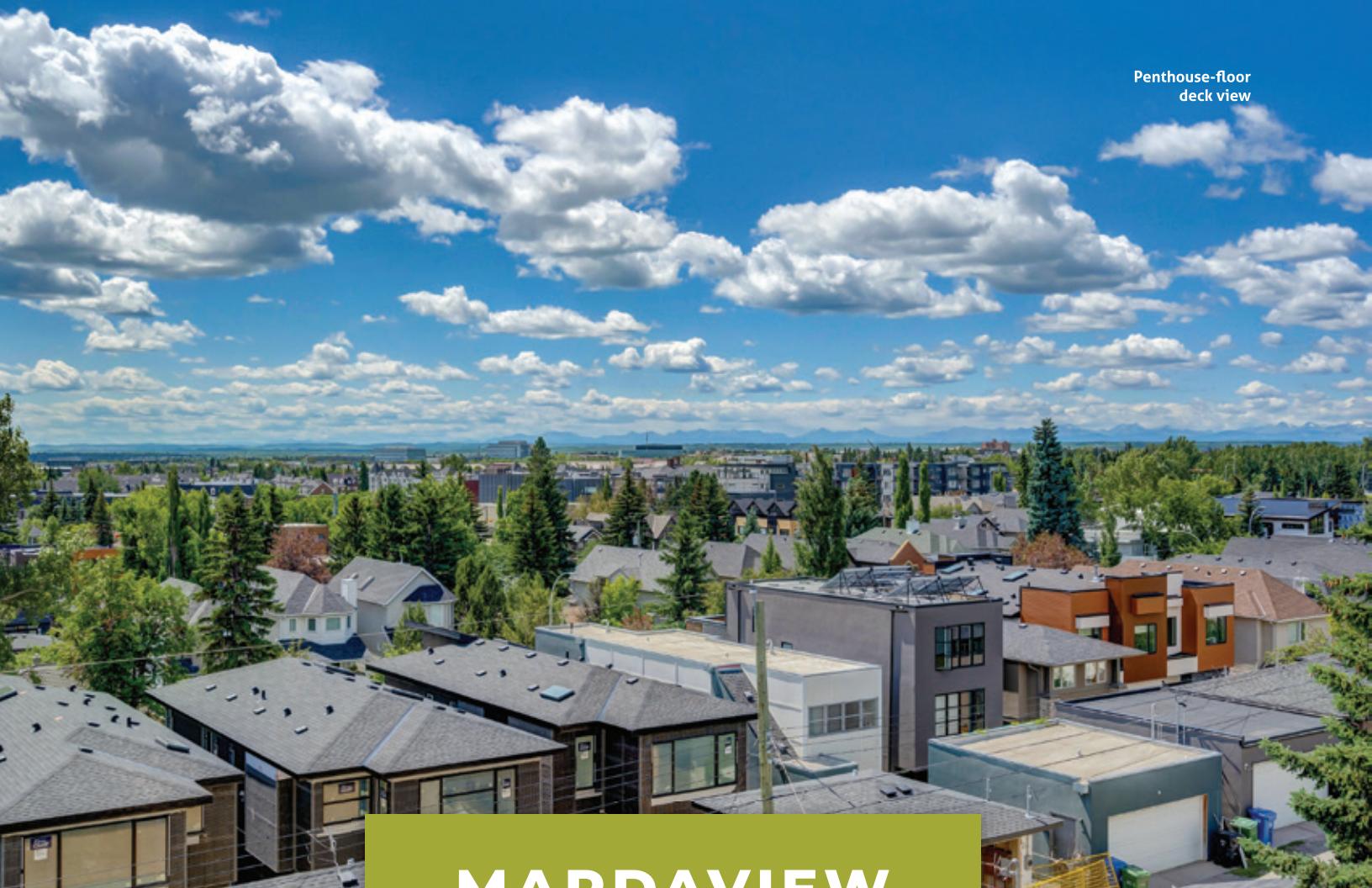
Wake to the
exciting, entertaining,
sustainable world
of a full concrete
built legacy home.

Innovatively designed
to be environmentally
responsible, business
friendly, and promote
healthy living—a place
where all aspects of your
life can exist in harmony.

2203 30th Avenue S.W. Calgary, AB.

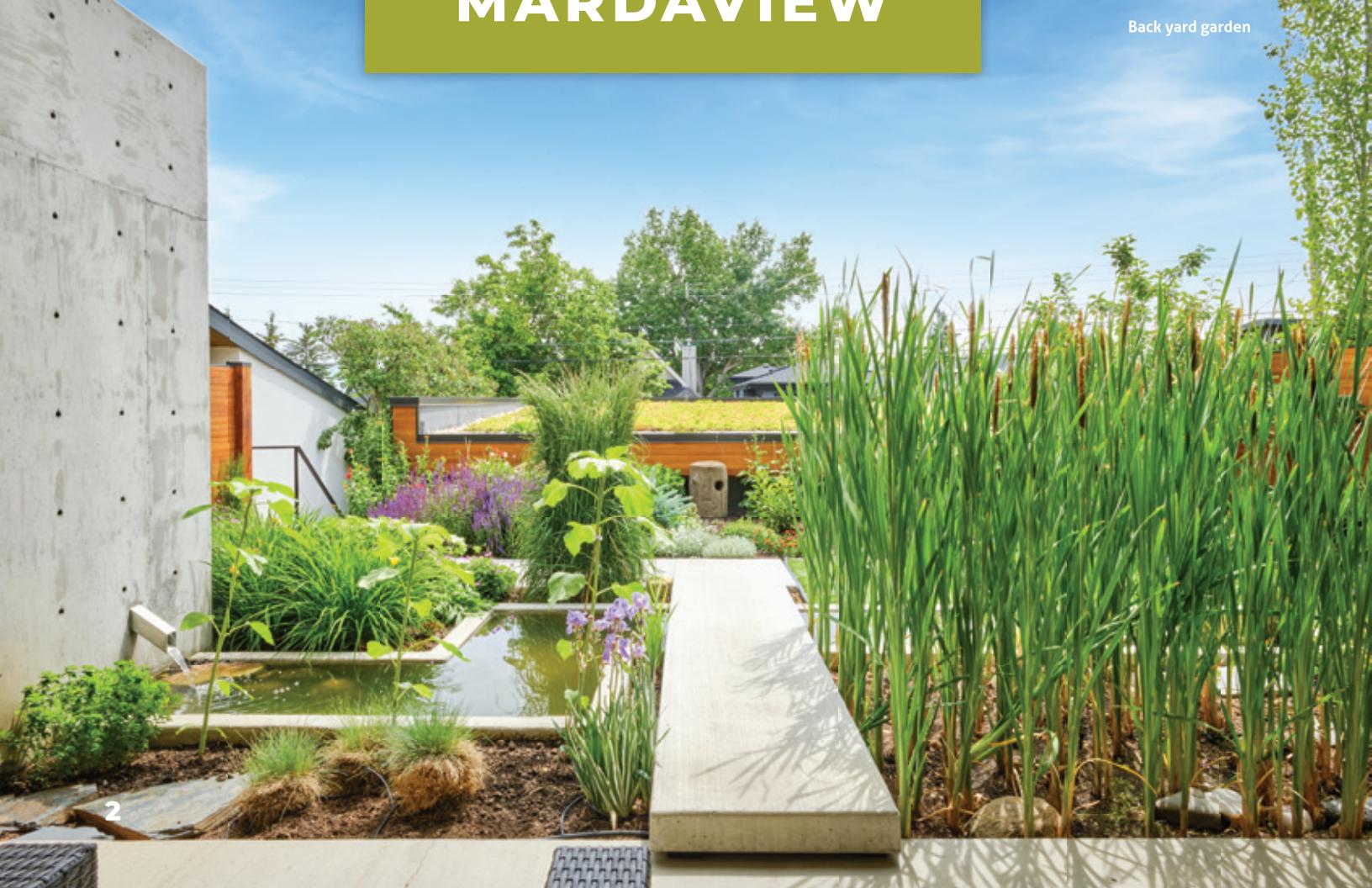
www.mardaview.com

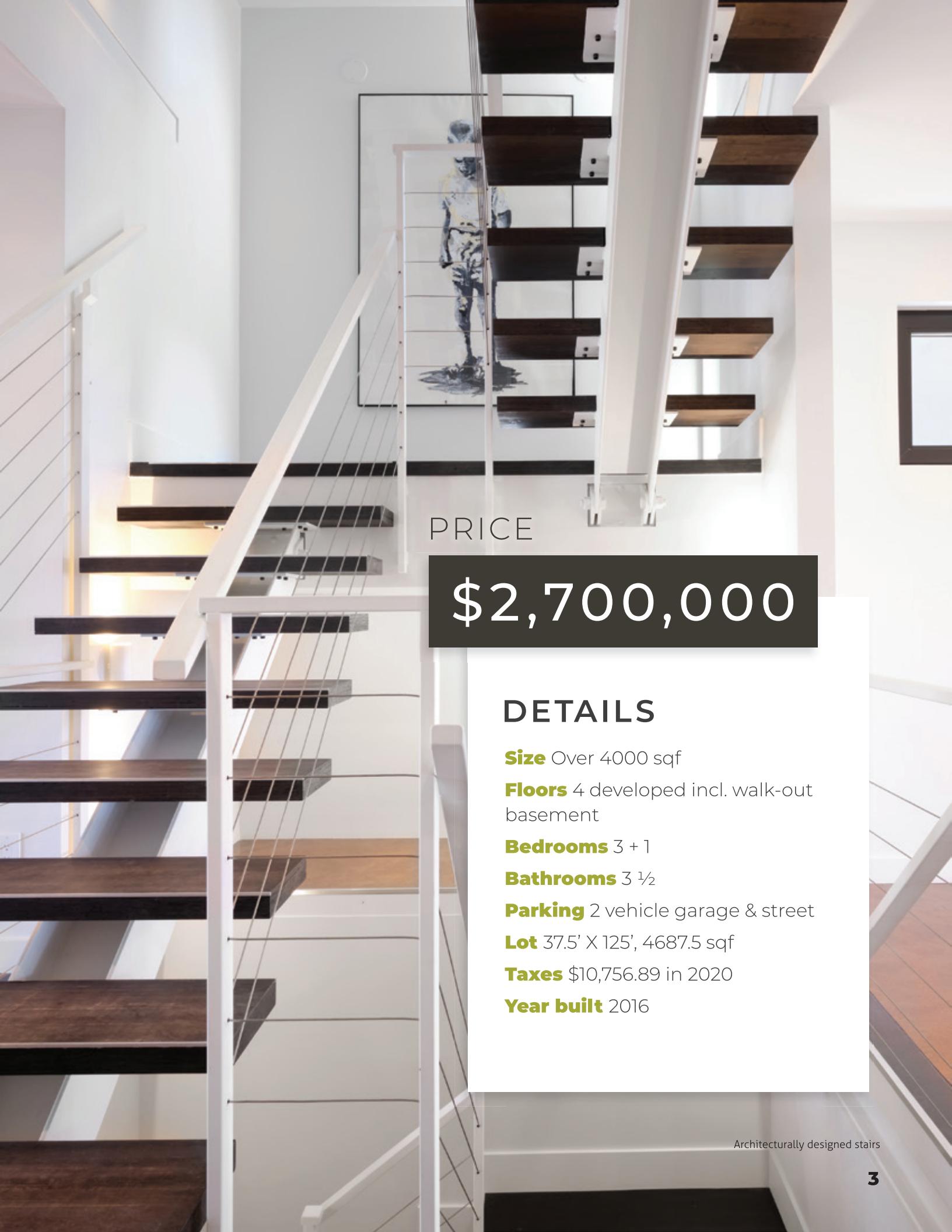
Penthouse-floor
deck view



MARDAVIEW

Back yard garden





PRICE

\$2,700,000

DETAILS

Size Over 4000 sqf

Floors 4 developed incl. walk-out basement

Bedrooms 3 + 1

Bathrooms 3 ½

Parking 2 vehicle garage & street

Lot 37.5' X 125', 4687.5 sqf

Taxes \$10,756.89 in 2020

Year built 2016

Architecturally designed stairs

YOUR HOME SHOULD BE EPIC & COMFORTABLE



First-floor dining & living space
(digitally staged)

Do you like
open sky?

The main floor space was designed to draw you from the entrance, past the **custom staircase** to the living room and open kitchen, then out to the **300 sqft main deck** to experience the wide-open sky.



First-floor dining & living space
(digitally staged)

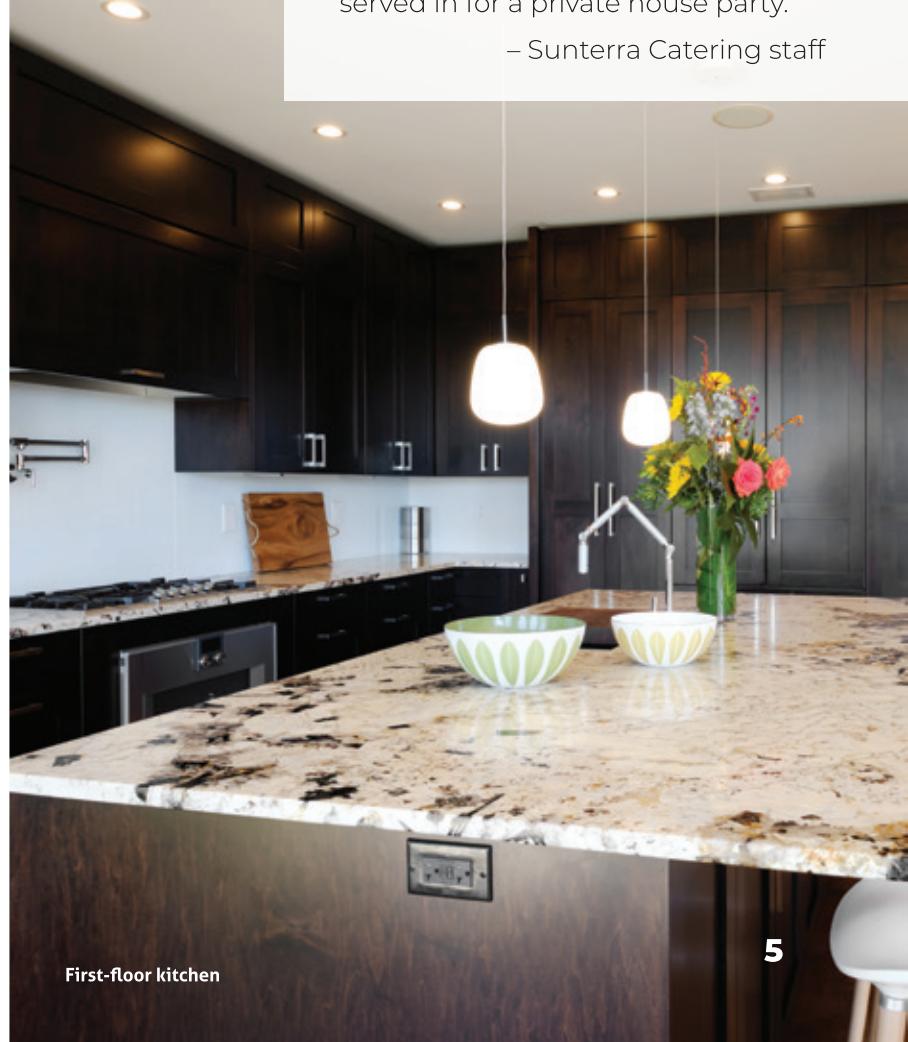
MardaView has hosted events

where the guests, band, caterers and servers all enjoyed the ample space and flow of the house.

The kitchen design allows for multiple workstations, ease of movement, logical workflow, amazing storage and elbow room for the family on the double-sided island. The **panel-ready appliances** create a smooth uninterrupted look, and the backsplash doubles as a whiteboard.

"This is one of the best kitchens and homes we've ever catered and served in for a private house party."

– Sunterra Catering staff



First-floor kitchen

Second-floor master bedroom
(east view)



Second-floor master bedroom
(west view)





Second-floor master ensuite (steam room)



Second-floor master en-suite

The master bedroom takes advantage of the panoramic windows presenting a **180-degree view of the horizon**. By changing the location of your bed, you can choose to wake up to the sunrise in the morning or watch the sun setting over the Rocky Mountains to the west.

The spa-like en-suite gives you lots of room to share with dual sinks, dual shower heads, dual body sprays, steam shower or free-standing tub with an amazing laminar flow ceiling-mounted tub filler.

YOU NEED FLEXIBILITY & ADAPTABILITY

Over 20 linear feet
of whiteboard!

This tv can be connected
to your peripheral device
or retracted to increase
whiteboard space.



Walk-out basement boardroom



First-floor office



Working from
home couldn't
be better.



Walk-out patio & garden

YOU CAN BE ENVIRONMENTALLY & SOCIALLY RESPONSIBLE



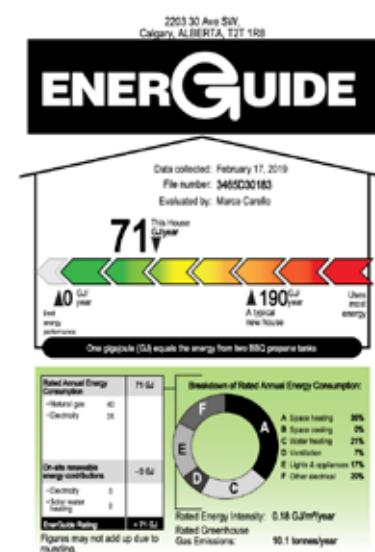
Penthouse-floor deck
(Solar panels)

MardaView was strategically designed to take advantage of Calgary's 333 sunny days/ year with passive solar design, super **Insulated Concrete Forms (ICF)**, Innotech **triple-pane windows** and doors, and solar hot water pre-heat system. As a result, the building uses **63% less energy** compared to a typical house of the same size.

Building material procurement was based on the 'The 100-mile Diet' principle to reduce transportation impacts and support local businesses.

Water is conserved via a zero-scape front yard, a back yard water feature fed by rainwater, living roof on the garage and an efficient automatic watering system in the back yard. The mature garden supports local butterflies and bees. MardaView is also **Net-Zero ready** if the new owner wants to take it to the next level.

And finally, when you live and work in a walkable community, you'll find you can reduce your carbon footprint even more.



Rear facade & garden

1

2



YOU SHOULD FEEL HEALTHY & WELL

MardaView was designed to be **hypoallergenic** with a **dedicated air management system** breathing filtered fresh air into each room with no air circulation between them. A beautiful system if you are an allergy sufferer or have a family member requiring self-isolation.



Penthouse-floor
south deck



Walkout basement
patio & garden

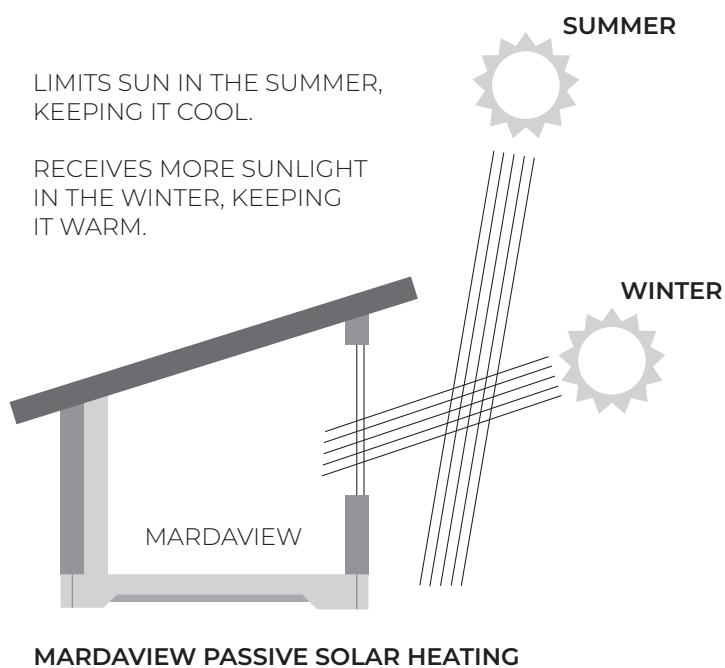


Basement wall construction

WHY GO THE EXTRA CONSTRUCTION MILE

The technical design driver of MardaView was **Passive Solar Heating**, a simple strategy to capture and store the sun's energy within a structure. Think of a heavy, well-insulated greenhouse that only has glass on the south wall. The sun's energy travels through the glass and slowly heats the high mass concrete floor during the day. At night, this stored heat radiates into the interior keeping it toasty.

Concrete was the logical structure material as it has the thermal mass required for Passive Solar, along with many attributes and few cons. **Insulated Concrete Forms (ICFs)** were chosen to house the concrete, as they have provisions to add the extra insulation required for this build.



BUILT-IN RESILIENCE



Wind Protection

Wind-rated to over 300 mph



Fire Protection

4-hour fire rating



Earthquake Protection

Engineering available for all seismic zones



Moisture Protection

Does not rot

BUILT TO LAST CENTURIES—NOT DECADES

This long-lasting structure required foresight and flexibility. The structural flexibility solution came in the form of the **HAMBRO open web steel joist floor system**. As a result, there are no load-bearing walls, so future owners have **infinite floor plan choices** if they remodel. The new owners could remove every interior wall and live in four giant empty floors, if they wished.

PROTECTION & SAFETY

Besides the **Passive Solar fit**, concrete construction affords benefits above and beyond wood construction. Concrete homeowners are literally **better protected from every natural disaster** over wood-framed houses, but fire is the big one. The U.S. Fire Administration reports that fire kills more Americans than all other natural disasters combined.

STABLE & QUIET

On a softer note, occupants experience a wonderful **cocoon-like sensation** in the home. The sound deadening is amazing. It's like living inside a giant marshmallow. It is also very stable. No creaks, no pops and no shudders, even during nasty wind storms. **No bugs, mice or mould problems either.**

TECHNOLOGY & MECHANICAL EVOLUTION

There are utility rooms on **every floor**, and they are all connected by a utility run from the walk-out basement to the Penthouse-floor. Not only does this make future upgrades possible, but it makes any current servicing **simpler and cheaper**.



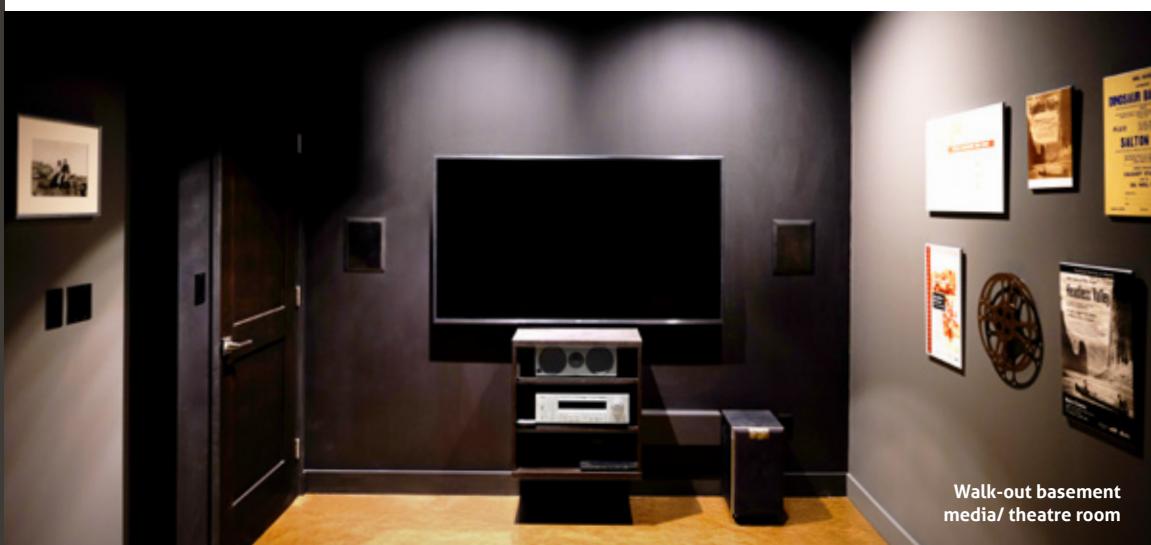


LOOKING FOR MORE? WE
HAVE YOU COVERED FROM
BASEMENT TO PENTHOUSE

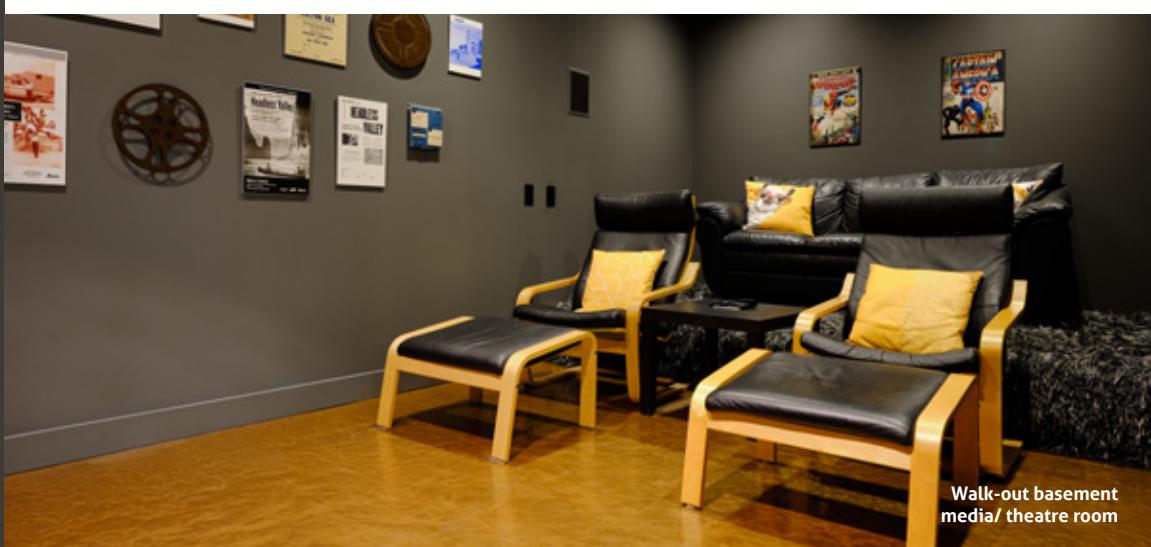




Penthouse-floor
(view 3)



Walk-out basement
media/ theatre room

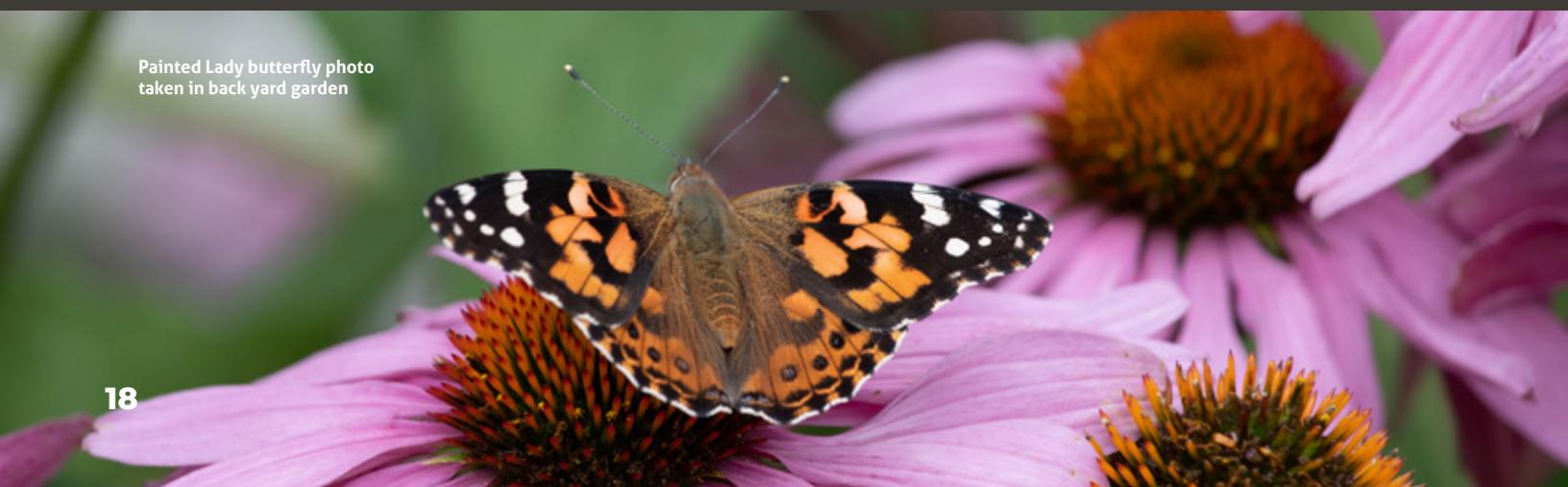


Walk-out basement
media/ theatre room

HIGHLIGHTS

- Built to last centuries, not decades
- Private office on main-floor
- Wired for heavy data use
- Dedicated boardroom in walkout-basement
- 22 linear feet of whiteboard
- Well established garden in back yard
- Large laundry room on same floor as bedrooms with plenty of storage
- 6 built in closets
- 881 sqf above-grade outdoor living space
- Garage living roof extending garden area
- Dedicated wine cellar currently used as a gym
- Unique cylindrical $\frac{1}{2}$ bathroom
- Dedicated utility/ storage rooms on each floor
- Radiate in-floor heating throughout
- All concrete structure
- Triple pane European windows

**Painted Lady butterfly photo
taken in back yard garden**

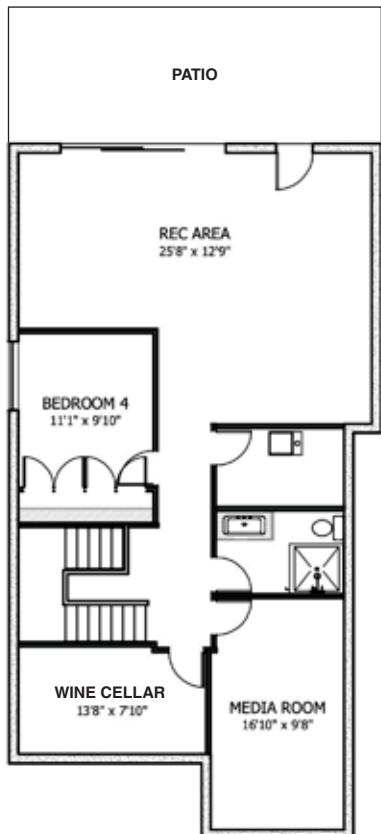


**Need a different floor
layout? Go for it!**

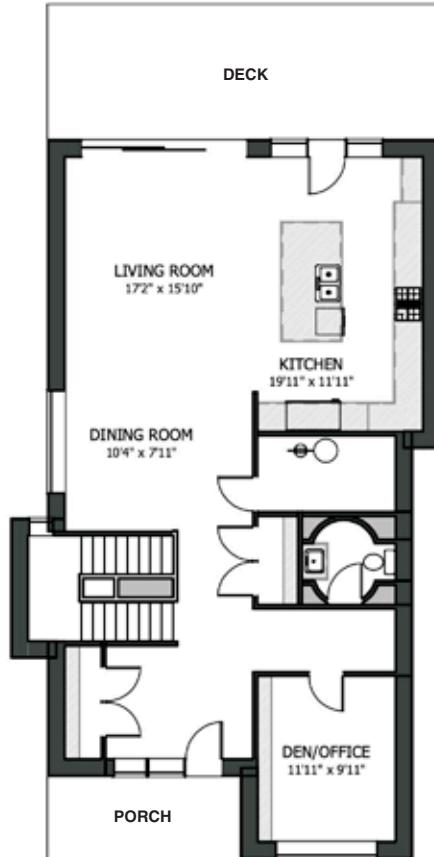
**MardaView has no
design limiting interior
load bearing walls as it
is built with locally
manufactured Hambro
commercial grade
open-web steel joists.**



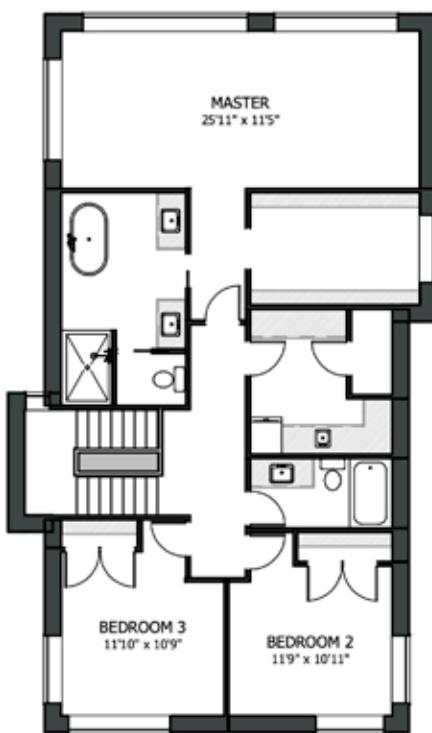
BASEMENT



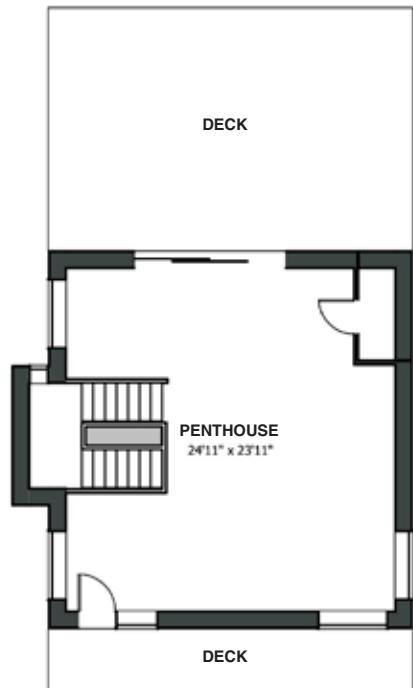
FIRST-FLOOR



SECOND-FLOOR



PENTHOUSE
(THIRD-FLOOR)



Want to Know More? Well...

- 1st class stucco application
- 24 port Ethernet switch
- 7.2 wired dedicated home theatre
- All rooms receive dedicated filtered-air and all rooms have dedicated stale air removal
- All tradespeople were chosen carefully (no bids)
- Alley to be paved in 2021-22
- Amazing epoxy covered concrete floors
- Attractive & convenient location to store City of Calgary bins
- Automatic low flow irrigation system
- Average utility bill is \$260/ month, including admin fees
- BBQ outlets on main-floor and south penthouse deck
- Back yard lights synced with garage door light
- Bee and butterfly friendly back yard
- Best blower door test results inspector has ever tested (.17 ach)
- Built to last centuries, not decades
- Built-in tire storage above garage door
- Cat5e to most rooms (for the heavy data users)
- Corporate facilities
- Custom cabinetry in all above grade closets
- Domestic hot water preheated by the sun
- En-suite steam shower
- Every door is keyed the same
- Excellent bird watching from top floor and back yard
- Extremely earthquake resistant
- Extremely tornado resistant, low Flood risk, and Fire resistant
- Five feet wide by 18 inch deep footings
- Gaggenau appliances
- Hidden yard closet for gardening tools
- Hypoallergenic house
- Innotech German designed Canadian built triple pane windows for comfort, efficiency, and fire egress
- Inspiring rooftop decks offer some of the best views in Calgary
- Low-maintenance concrete decks
- Mountain views from main, second and penthouse floors
- Multiple outdoor living options depending on weather and house guests
- Net-Zero Ready
- Nine-foot basement and main-floor ceilings
- No circulation of air between rooms.
- No dry rot, no wet rot, no mice, no bugs, no spiders
- No lawnmower required
- No load-bearing interior walls allow infinite floor plan changes



- No need for air-conditioning
- No visible entry from alley (hidden)
- Not under airport flight paths
- Passive solar design for simple and free heating
- Penthouse-floor has provisions for bathroom or kitchen
- Provisions for rainwater storage
- Remote control retractable house-width awning on main floor
- Roof-top sedum garden on garage
- Solace-inducing private back yard with stunning landscaping and low-maintenance water feature
- Solar PV panel mounting provisions on roof
- Super quiet garage door opener
- Telus Fibre Optic service being finalized 2020
- Thermal comfort is regulated by a simple boiler-driven in-floor heating system
- Third-floor built with plumbing access to allow a Master bedroom and en-suite to be located on 3rd floor
- Three decks and one patio
- Toto and Kohler Fixtures
- Traditional bathroom tiling for a timeless feel
- Two 220V outlets in garage for electric car and or welder/ machinery
- Universal surge/ lightning protection

- Unobstructed utility run from basement to top floor allows for easy repair, upgrades or additions to Mechanical Systems
- Uses 63% less energy than a typical new home
- Walk-out basement plumbed and wired for a full kitchen
- Water feature is replenished by rainwater down-spout
- Waterproof Kerdi shower membrane system to protect shower walls
- Well-thought-out security plan incorporated into the design of the house and yard
- WiFi and wired internet in garage
- Wired multi-room HAI sound system with hidden sub-woofer
- Zero risk of neighboring corner lot becoming a townhouse development
- Zero-scape front yard

More
information at
mardaview.com



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Paladin Real Estate is a division of the Paladin Capital Group led by Calvin Hughes, CEO, who is an Alberta licensed broker and CREB member, as well as, M&A Advisor, private investment fund manager and expert valuator.



CALVIN HUGHES



To arrange a viewing please call at
403-830-3000

