

\$860,000 - 2006 30 Avenue Sw, Calgary

MLS® #A2258215

\$860,000

2 Bedroom, 1.00 Bathroom, 999 sqft

Single Family on 0.12 Acres

South Calgary, Calgary, Alberta

Prime Inner-City Opportunity in Marda Loop with Mountain Views! Attention builders and savvy investors! This is your chance to secure a premium 43' x 128' lot in one of Calgary's most sought-after inner-city communities. Or if you are a buyer looking for a perfect lot to build your dream home. Located just steps from the heart of Marda Loop, this property offers endless potential in a vibrant, amenity-rich neighbourhood known for its boutique shops, trendy restaurants, and walkable lifestyle. Whether you're looking to build a luxury custom home or hold as a long-term investment, this lot delivers big on location and flexibility. Development permits (DP) are approved and full construction plans are available, saving you time and fast-tracking your next project. The lot size easily supports a large two-storey detached home (potentially a three-storey depending on City review and approval) with plenty of room for a spacious backyard and triple garage. Opportunities like this don't come around often, especially in a neighbourhood that continues to see strong demand and future growth. Build, invest, or hold. The choice is yours. But in Marda Loop, you're always winning. (id:6289)

Built in 1950

Essential Information

Listing # A2258215



Price	\$860,000
Bedrooms	2
Bathrooms	1.00
Square Footage	999
Acres	0.12
Year Built	1950
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	2006 30 Avenue Sw
Subdivision	South Calgary
City	Calgary
Province	Alberta
Postal Code	T2T1R2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane
Parking	Other
View	View

Interior

Appliances	None
Heating	Forced air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Stucco
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	eXp Realty
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Listing information last updated on October 19th, 2025 at 10:01am PDT