



2006 30 Avenue SW
Calgary, Alberta

MLS # A2272065



\$849,000

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|------------------|-------------------|---------------|-------------------|
| Division: | South Calgary | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 999 sq.ft. | Age: | 1950 (76 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Off Street | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Back Lane, Views | | |

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|--------------------|--------------------|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Stucco, Wood Frame | Zoning: | R-CG |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | See Remarks | | |

Inclusions: NA

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 released, 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.