



GRASSROOTS
REALTY GROUP

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2006 30 Avenue SW
Calgary, Alberta

MLS # A2272065



\$849,000

Division: South Calgary

Type: Residential/House

Style: Bungalow

Size: 999 sq.ft. **Age:** 1950 (75 yrs old)

Beds: 2 **Baths:** 1

Garage: Off Street

Lot Size: 0.12 Acre

Lot Feat: Back Lane, Views

Heating: Forced Air

Floors: Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

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.