



43 30 Avenue SW
Calgary, Alberta

MLS # A2138311



\$989,900

Division:	Erlton		
Type:	Residential/House		
Style:	Bungalow		
Size:	979 sq.ft.	Age:	1940 (84 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Irregular Lot, Landscaped, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-CG d72
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: N/A

Attention Investors and Developers! Discover a rare opportunity to acquire a prime piece of real estate boasting some of the best unobstructed views of downtown. This 50 by 138-foot lot, being sold alongside the adjacent property, offers a developer a remarkable 100 feet wide of future development space. Built in the 1940s, this charming bungalow has been meticulously maintained and thoughtfully renovated over the years. The main floor features an inviting open floor plan that seamlessly connects a spacious living room, a dining area ample enough for most tables, and a well-appointed kitchen complete with an island and a cozy breakfast nook. French doors from the nook open to an outdoor deck, creating an ideal space for indoor-outdoor living. The main floor is complemented by a convenient 2-piece bathroom and a versatile bedroom that can double as an office. The fully developed basement offers additional living space, including three bedrooms, a full 4-piece bathroom, and dedicated areas for laundry and storage. The front yard provides wonderful views of downtown and is perfect for gardening enthusiasts. The south-facing backyard features a deck, a storage shed, and an older single garage that requires some TLC. Don't miss out on this extraordinary opportunity to invest in a unique property with immense potential for future development. Seize this chance to own a piece of prime real estate with unmatched views and endless possibilities!