

2006 30 Avenue SW  
Calgary, Alberta

MLS # A2272065



# \$849,000

**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

**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.