

\$899,999 - 2006 30 Avenue Sw, Calgary

MLS® #A2221184

\$899,999

2 Bedroom, 1.00 Bathroom, 999 sqft

Residential 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.



Built in 1950

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2221184 |
| Price | \$899,999 |
| Bedrooms | 2 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 999 |
| Acres | 0.12 |
| Year Built | 1950 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2006 30 Avenue Sw |
| Subdivision | South Calgary |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 1R2 |

Amenities

| | |
|---------|------------|
| Parking | Off Street |
|---------|------------|

Interior

| | |
|-------------------|--------------------------|
| Interior Features | See Remarks |
| Appliances | None |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Full, Partially Finished |

Exterior

| | |
|-------------------|--------------------|
| Exterior Features | None |
| Lot Description | Back Lane, Views |
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 15th, 2025 |
| Days on Market | 99 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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