

2006 30 Avenue SW
Calgary, Alberta

MLS # A2221184



\$899,999

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

Inclusions: N/A

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 currently under review with the City of Calgary 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.