

# \$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 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.



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      | Stucco, Wood Frame |
| Foundation        | Poured Concrete    |

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 33             |
| Zoning         | R-CG           |

### **Listing Details**

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

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