

# \$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
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### 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	117
Zoning	R-CG

### **Listing Details**

Listing Office	eXp Realty
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