

\$849,000 - 2006 30 Avenue Sw, Calgary

MLS® #A2258215

\$849,000

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 43â€™™ x 128â€™™ lot in one of Calgaryâ€™™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.

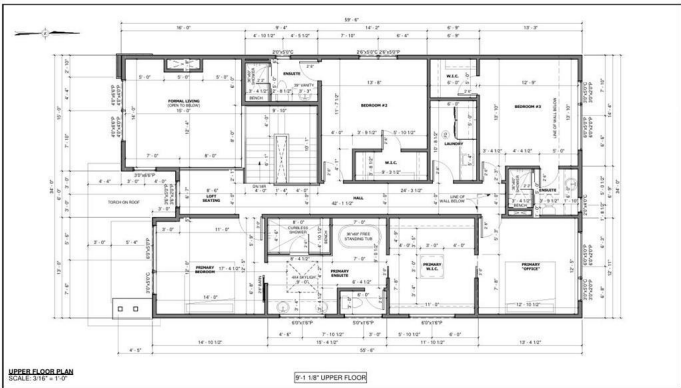
Whether you're looking to build a luxury custom home or hold as a long-term investment, this lot delivers big on location and flexibility. Development permits (DP) are approved and full construction plans are available, saving you time and fast-tracking your next project. The lot size easily supports a large two-storey detached home (pontentially a three-storey depending on City review and approval) with plenty of room for a spacious backyard and triple garage.

Opportunities like this donâ€™™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, youâ€™™re always winning.



LIST OF DRAWINGS	
A-0.0	Cover Page
A-0.1	Foundation Plan
A-0.2	Basement Floor Plan
A-0.3	Main Floor Plan
A-0.4	Upper Floor Plan
A-0.5	Front Elevation
A-0.6	Side Elevation
A-0.7	Rear Elevation
A-0.8	Left Elevation
A-0.9	Right Elevation
A-1.0	Garage Plans
A-1.1	Garage Elevation
A-1.2	Garage Section



Built in 1950

Essential Information

MLS® #	A2258215
Price	\$849,000
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

Exterior

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

Additional Information

Date Listed	September 18th, 2025
Days on Market	47
Zoning	R-CG

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.