

# \$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.

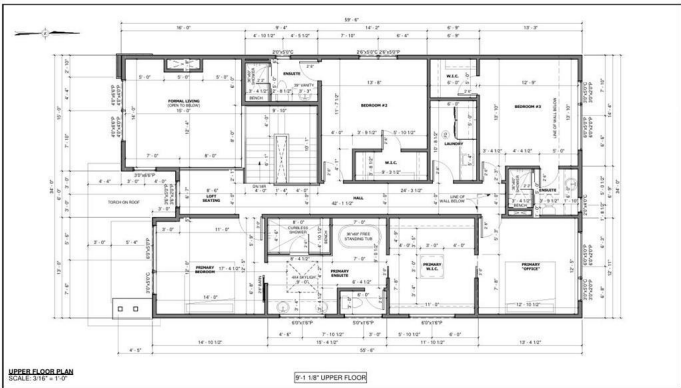
Whether you're looking to build a luxury custom home or hold as a long-term investment, this lot delivers big on location and flexibility. Development permits (DP) are approved and full construction plans are available, saving you time and fast-tracking your next project. The lot size easily supports 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 | 44                   |
| Zoning         | R-CG                 |

### **Listing Details**

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

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