



# 43 30 Avenue Calgary Alberta

\$989,900

Attention Investors and Developers! Discover a rare opportunity to acquire a prime piece of real estate boasting some of the best unobstructed views of downtown. This 50 by 138-foot lot, being sold alongside the adjacent property, offers a developer a remarkable 100 feet wide of future development space. Built in the 1940s, this charming bungalow has been meticulously maintained and thoughtfully renovated over the years. The main floor features an inviting open floor plan that seamlessly connects a spacious living room, a dining area ample enough for most tables, and a well-appointed kitchen complete with an island and a cozy breakfast nook. French doors from the nook open to an outdoor deck, creating an ideal space for indoor-outdoor living. The main floor is complemented by a convenient 2-piece bathroom and a versatile bedroom that can double as an office. The fully developed basement offers additional living space, including three bedrooms, a full 4-piece bathroom, and dedicated areas for laundry and storage. The front yard provides wonderful views of downtown and is perfect for gardening enthusiasts. The south-facing backyard features a deck, a storage shed, and an older single garage that requires some TLC. Don't miss out on this extraordinary opportunity to invest in a unique property with immense potential for future development. Seize this chance to own a piece of prime real estate with unmatched views and endless possibilities! (id:6769)

Bedroom 12.75 Ft x 11.58 Ft  
 Bedroom 11.50 Ft x 11.50 Ft  
 Bedroom 15.75 Ft x 11.75 Ft  
 Laundry room 2.83 Ft x 8.58 Ft  
 Furnace 2.83 Ft x 4.17 Ft  
 4pc Bathroom 6.17 Ft x 7.58 Ft

Living room 16.25 Ft x 13.67 Ft  
 Dining room 16.25 Ft x 13.67 Ft  
 Kitchen 13.00 Ft x 12.92 Ft  
 Breakfast 8.92 Ft x 11.00 Ft  
 Primary Bedroom 9.92 Ft x 10.92 Ft  
 2pc Bathroom 4.92 Ft x 8.08 Ft

Listing Presented By:



Originally Listed by:

TREC The Real Estate Company

<http://soldbythebrownteam.com/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB, T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca