



## 601 30 Avenue Calgary Alberta

\$899,000

Situated on a prime 50' x 100' corner lot across from the Elbow River, this property offers an unparalleled location with shopping, dining, and recreation just steps away. Whether you're looking for a move-in-ready home, a rental investment, or the perfect place to build your dream residence, this opportunity is one you won't want to miss. The existing renovated bungalow is solid and comfortable, making it an excellent option for immediate occupancy or as a revenue property while you plan your future build. Nestled within walking distance to the trendy Mission district, scenic walking paths, lush gardens, and the exclusive Glencoe Club (just one block away), this location embodies the best of urban living while staying connected to nature. What truly sets this property apart is its extraordinary potential. Surrounded by stunning million-dollar homes, this lot presents an exceptional opportunity to design and build a custom dream home in one of Calgary's most prestigious and sought-after communities. The corner lot placement and proximity to the river offer endless possibilities for a home that maximizes both functionality and beauty. Don't miss your chance to secure this rare and coveted location in Elbow Park--a property with both immediate appeal and long-term value. Your future starts here! (id:6769)

Bonus Room 18.33 Ft x 12.33 Ft  
Laundry room 7.17 Ft x 4.58 Ft  
Furnace 8.33 Ft x 8.00 Ft  
Living room 19.25 Ft x 12.50 Ft  
Kitchen 16.33 Ft x 9.75 Ft  
Dining room 11.42 Ft x 11.33 Ft

Primary Bedroom 13.42 Ft x 12.00 Ft  
Other 6.17 Ft x 3.00 Ft  
Bedroom 12.00 Ft x 10.00 Ft  
Foyer 6.17 Ft x 5.67 Ft  
Other 3.58 Ft x 3.00 Ft  
3pc Bathroom 6.67 Ft x 6.50 Ft

Listing Presented By:



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Century 21 Masters

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(CENTRAL)**

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