



2006 30 Avenue Calgary Alberta

\$899,999

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 currently under review with the City of Calgary 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. (id:6769)

Primary Bedroom 16.00 Ft x 11.00 Ft

Bedroom 11.00 Ft x 10.00 Ft

3pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca