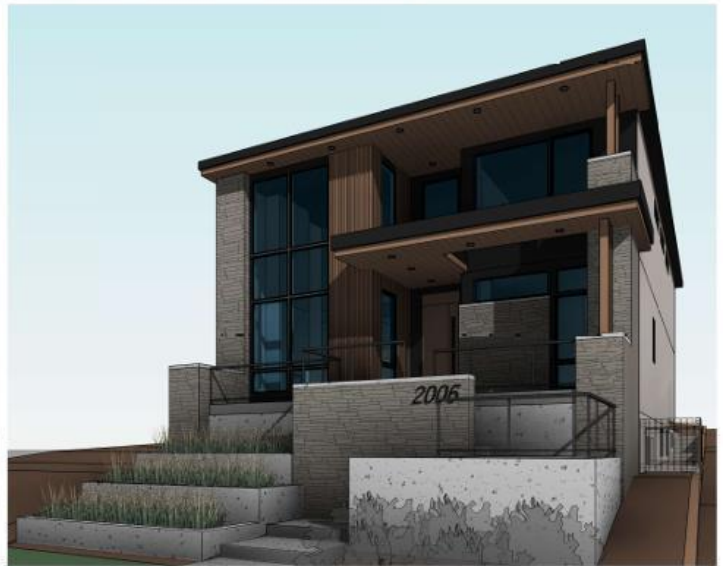
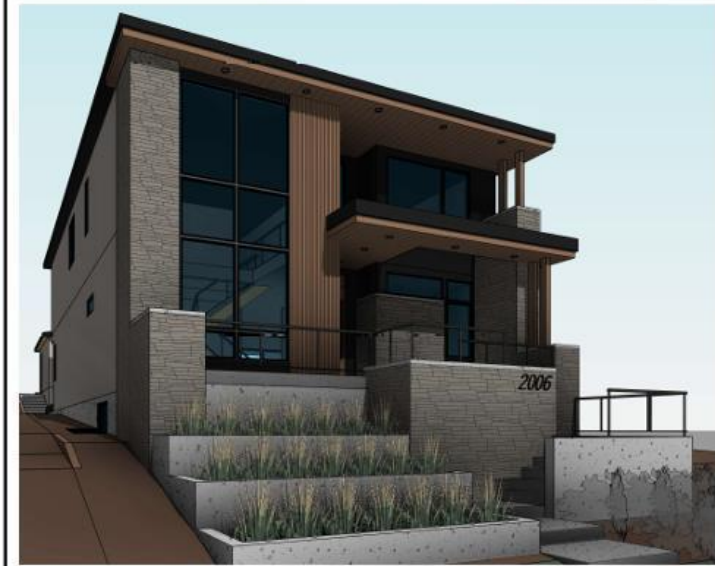




LIST OF DRAWINGS	
A-0.0	Cover Page
A-1.0	Foundation Plan
A-1.1	Basement Floor Plan
A-1.2	Main Floor Plan
A-1.3	Upper Floor Plan
A-1.4	Roof Plan
A-2.0	Front Elevation
A-2.1	Rear Elevation
A-2.2	Left Elevation
A-2.3	Right Elevation
A-4.0	Garage Plans
A-4.1	Garage Elevations
A-4.2	Garage Sections



2006 30 Avenue Calgary Alberta

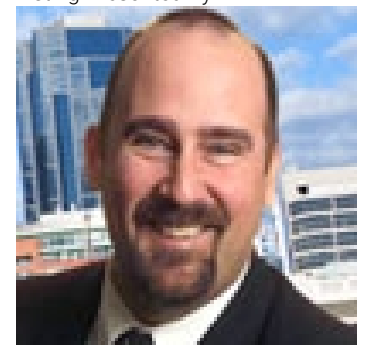
\$849,000

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 approved and released, 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
3pc Bathroom .00 Ft x .00 Ft

Bedroom 11.00 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

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