



# 2024 30 Avenue Calgary Alberta

\$988,000

Great development opportunity in Marda Loop! Great opportunities for a fantastic lifestyle with in Marda Loop/South Calgary with only a short walk away from all of the charming boutiques, stores, and cafes and various other shops of Marda loop. Situated on this hill is a very well kept raised bungalow with a full finished walk out basement. The property has hardwood flooring, eat in galley style kitchen, laminate counters, tile back-splash, painted cabinets, 4 piece bathroom and stainless steel appliances. Basement includes a large family room, 2 extra bedrooms and a 3 piece bathroom with heated tile floors along with a cold storage room. In the back you have a massive backyard with a large patio which is perfect for hanging out with family and friends in the non-winter seasons. (id:6769)

Family room 19.75 Ft x 13.83 Ft  
Bedroom 10.08 Ft x 9.25 Ft  
Bedroom 12.25 Ft x 9.08 Ft  
Storage 9.33 Ft x 5.25 Ft  
Laundry room 9.25 Ft x 5.75 Ft  
3pc Bathroom 10.42 Ft x 5.17 Ft

Other 12.50 Ft x 5.83 Ft  
Living room 25.33 Ft x 13.58 Ft  
Kitchen 15.25 Ft x 8.00 Ft  
Primary Bedroom 12.58 Ft x 11.33 Ft  
Bedroom 11.33 Ft x 9.17 Ft  
4pc Bathroom 7.25 Ft x 5.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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