



2006 30 Avenue SW, Calgary, Alberta - \$860,000



Main Photo

Property Description

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 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.

REALTOR Referral



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