\$879,000 - 601 30 Avenue Sw, Calgary

MLS® #A2195917

\$879,000

2 Bedroom, 1.00 Bathroom, 1,160 sqft Residential on 0.12 Acres

Elbow Park, Calgary, Alberta

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 Parkâ€"a property with both immediate appeal and long-term value. Your future starts here!







Essential Information

MLS® # A2195917 Price \$879,000

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 1,160
Acres 0.12
Year Built 1944

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 601 30 Avenue Sw

Subdivision Elbow Park

City Calgary
County Calgary
Province Alberta
Postal Code T2S0P5

Amenities

Parking Spaces 2

Parking Single Garage Detached

of Garages 1

Interior

Interior Features Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances Dishwasher, Refrigerator, Dryer, Stove(s), Washer

Heating Forced Air

Cooling None Has Basement Yes

Basement Partially Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed February 20th, 2025

Days on Market 251

Zoning R-CG

Listing Details

Listing Office Century 21 Masters

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