

# \$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 50â€™™ x 100â€™™ 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 wonâ€™™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 Calgaryâ€™™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!

Built in 1944



## 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, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Partially Finished                          |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard, Private Entrance  |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Front Yard, City Lot, Rectangular Lot |
| Roof              | Asphalt Shingle   |

|              |                    |
|--------------|--------------------|
| Construction | Stucco, Wood Frame |
| Foundation   | Poured Concrete    |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | February 20th, 2025 |
| Days on Market | 183                 |
| Zoning         | R-CG                |

### **Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Century 21 Masters |
|----------------|--------------------|

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