

\$747,500 - 916 30 Avenue Nw, Calgary

MLS® #A2118269

\$747,500

4 Bedroom, 2.00 Bathroom, 1,047 sqft

Residential on 0.13 Acres

Cambrian Heights, Calgary, Alberta

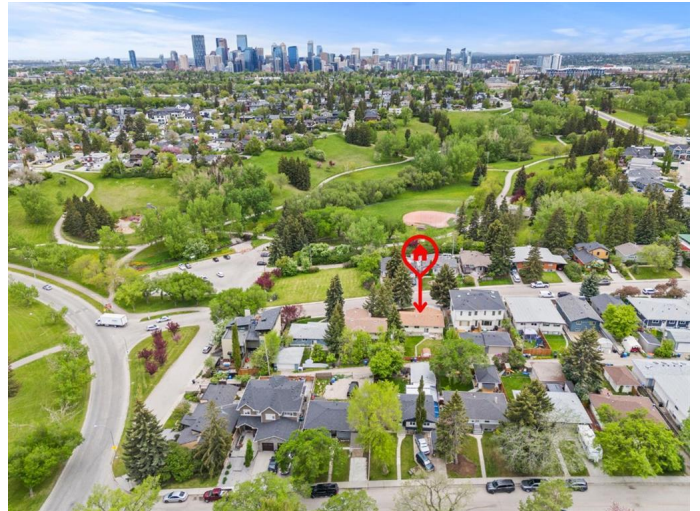
Welcome to 916 30 Avenue NW, where your investment dreams meet unparalleled potential!

What truly sets this property apart is its potential for redevelopment or renovation. This home sits on a 55'x103' R-C2 lot in a prime location right across the street from Confederation Park and offers captivating views. It's a canvas awaiting your vision. Whether you're an investor seeking to capitalize or a homeowner eager to create your dream abode, the possibilities are endless.

The home is mostly original, with a main floor consisting of an open living/dining area, kitchen, 3 bedrooms and a full bath. The developed basement offers another full bath, a huge family room, and the 4th bedroom. The detached double-car garage is located at the front of the property.

Enjoy the convenience of nearby recreational amenities, including tennis courts, an off-leash park, playgrounds, and baseball diamonds, all within a leisurely stroll. Plus, with downtown Calgary just a quick commute away, you're seamlessly connected to the heartbeat of the city. For those seeking an active lifestyle, the renowned Calgary Winter Club is just a short drive from your doorstep.

This property is a rare find, don't miss the



opportunity!

Built in 1958

Essential Information

MLS® #	A2118269
Price	\$747,500
Sold Price	\$760,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,047
Acres	0.13
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	916 30 Avenue Nw
Subdivision	Cambrian Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2K 0A1

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Storage
Appliances	Dryer, Electric Range, Freezer, Refrigerator, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	June 13th, 2024
Date Sold	June 22nd, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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