

\$849,900 - 601 30 Avenue Sw, Calgary

MLS® #A2122520

\$849,900

2 Bedroom, 1.00 Bathroom, 1,133 sqft

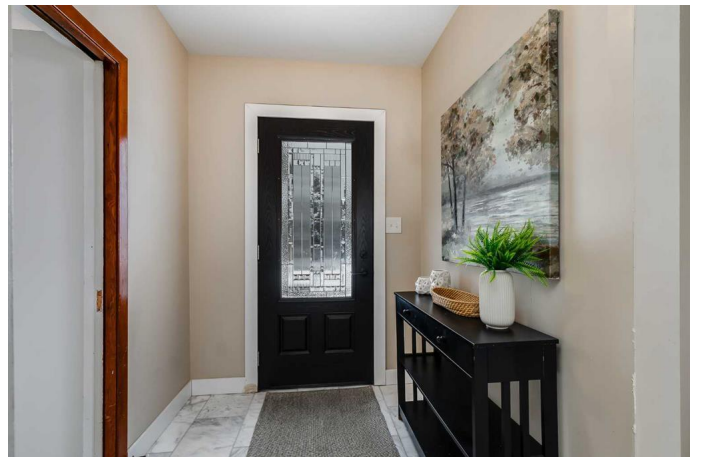
Residential on 0.12 Acres

Elbow Park, Calgary, Alberta

LOCATION. COMMUNITY. POTENTIAL. This 50 x 100 foot lot is located on a corner, across from the Elbow River, offering a prime location with shopping and leisure activities right at your doorstep. The property currently features a solidly renovated bungalow that is ready to move into, but it also presents a great opportunity for someone looking to build their dream home in the future. This is a great rental property and could be held with a tenant until you are ready to build. The existing bungalow has been carefully renovated, with updates such as new carpet, tile, and a completely remodeled kitchen while maintaining the original 1940s woodwork. This home has a unique character that sets it apart. Additionally, it is situated within walking distance to the trendy Mission district, walking paths, gardens, nature, and just one block away from the Glencoe Club. What makes this property truly exciting is its potential - surrounded by stunning million-dollar properties, this lot offers the opportunity to build a brand new dream home in a prestigious community. The corner location and its proximity to the Elbow River make it an ideal spot for creating a beautiful and functional living space. Don't miss this opportunity to secure a wonderful location in Elbow Park and turn it into your dream home.

Built in 1944

Essential Information



MLS® #	A2122520
Price	\$849,900
Sold Price	\$840,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,133
Acres	0.12
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	601 30 Avenue Sw
Subdivision	Elbow Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0P5

Amenities

Parking Spaces	1
Parking	Single Garage Detached

Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard, Other, Treed
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed April 15th, 2024
Date Sold June 14th, 2024
Days on Market 60
Zoning R-C1
HOA Fees 0.00

Listing Details

Listing Office RE/MAX House of Real Estate

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