$895,000 - 601 30 Avenue Sw, Calgary

MLS® #A2195917

$895,000
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	$895,000
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, Washer, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

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

Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 20th, 2025
Days on Market	109
Zoning	R-CG

Listing Details

Listing Office	Century 21 Masters

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.