ROBERT HART MOORE
GRASSROOTS REALTY GROUP

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601 30 Avenue SW
Calgary, Alberta

MLS # A2195917

$879,000

Division:	Elbow Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,160 sq.ft.	**Age:**	1944 (81 yrs old)
Beds:	2	**Baths:**	1
Garage:	Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full, Partially Finished	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: NA

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 Park—a property with both immediate appeal and long-term value. Your future starts here!