

# \$1,200,000 - 2240 30 Avenue Sw, Calgary

MLS® #A2236278

**\$1,200,000**

2 Bedroom, 1.00 Bathroom, 1,040 sqft

Residential on 0.14 Acres

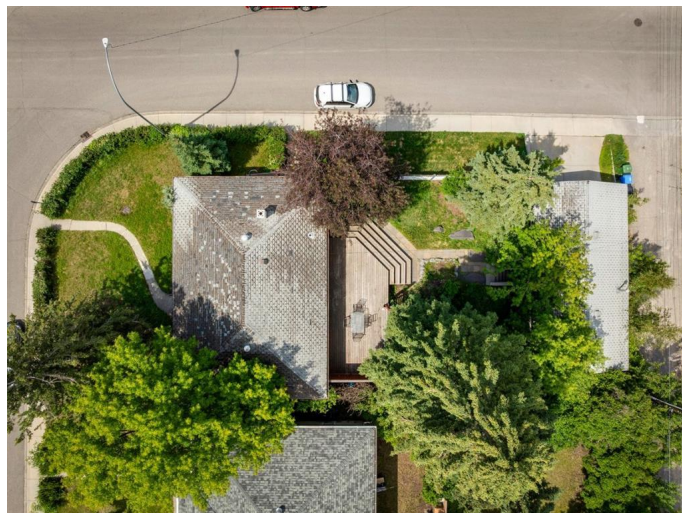
Richmond, Calgary, Alberta

CORNER LOT in the heart of Marda Loop! Just three blocks from hundreds of shops, restaurants and cafes while being on a quiet residential avenue, this is an incredible opportunity for any builders/developers to make their next project a reality! With a 50' x 125' lot with RCG zoning FACING A PARK, this lot could accommodate a wide range of housing options and is the type of location that does not come up often. With gentle sloping to the rear, consider adding walkout basements or rooftop patios to take advantage of views of the city and the leafy green surrounding neighbourhood! A bonus with this property is the 4-car garage (double tandem) that could be rented separately or used for storage until you are ready to build. Existing structures are being sold as-is.

Built in 1952

## Essential Information

MLS® #	A2236278
Price	\$1,200,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,040
Acres	0.14
Year Built	1952
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	2240 30 Avenue Sw
Subdivision	Richmond
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 1R7

### Amenities

Parking Spaces	4
Parking	Quad or More Detached

### Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	5
Zoning	R-CG

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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