



THE
A-TEAM

**RE/MAX
FIRST**

601 30 Avenue, Calgary T2S 0P5

MLS® #: **A2122520**

Area: **Elbow Park**

Listing Date: **04/15/24**

List Price: **\$869,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1944**

Lot Information

Lot Sz Ar: **5,059 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,133**
Low Sqft:
Ttl Sqft: **1,133**

DOM

35
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Other,Treed**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Stucco,Wood Frame**
Flooring: **Carpet,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	16`4" x 10`7"
Dining Room	Main	11`4" x 10`9"
Bedroom	Main	12`0" x 10`0"

Room	Level	Dimensions
Living Room	Main	19`3" x 12`6"
Bedroom - Primary	Main	13`6" x 12`1"
3pc Bathroom	Main	6`9" x 6`6"

Legal/Tax/Financial

Title:
Fee Simple

Zoning:
R-C1

Legal Desc:

3452W

Remarks

Pub Rmks:

****OPEN HOUSE SUNDAY MAY 19 FROM 2-4PM** 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.

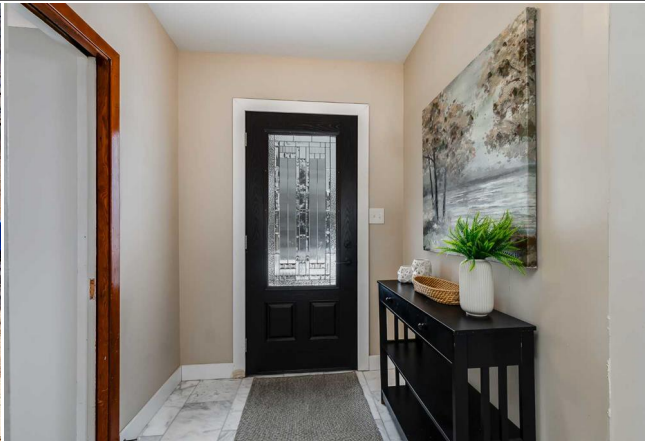
Inclusions:

None

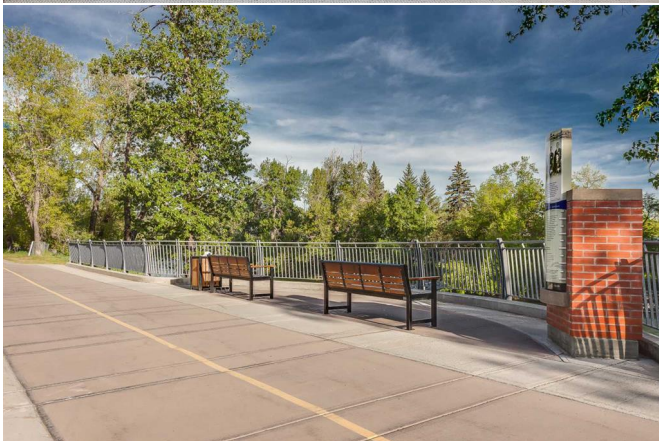
Property Listed By:

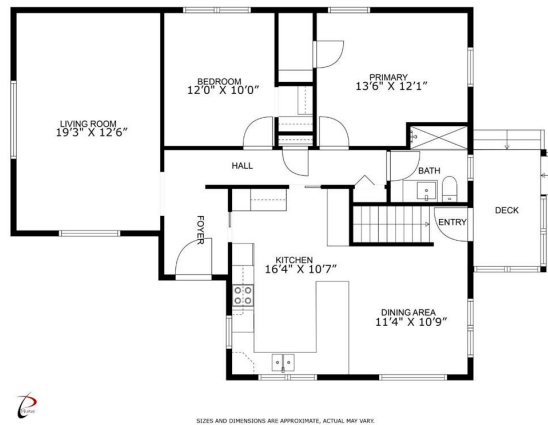
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

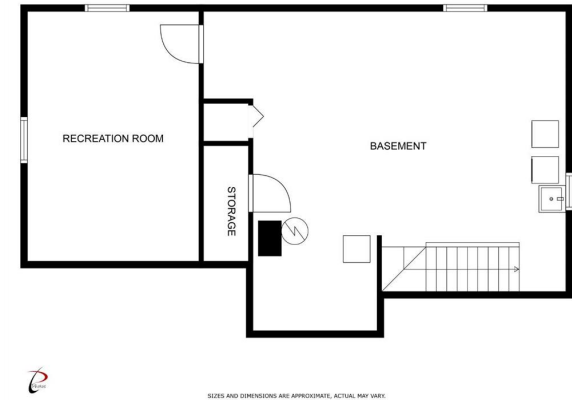








SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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Address: 601 30 Ave SW
Main Floor: 105.30 M2 / 1133 FT2
Total RMS: 105.30 M2 / 1133 FT2



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