\$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.



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 4

Zoning R-CG

Listing Details

Listing Office Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.