

528 30 Street NW
Calgary, Alberta

MLS # A2345151



\$960,000

Division:	Parkdale		
Type:	Residential/House		
Style:	Bungalow		
Size:	943 sq.ft.	Age:	1946 (80 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Garage Faces Side, On Street, Oversized, Single Garage Detach		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Level, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Separate Entrance, Walk-In Closet(s), Wood Counters		

Inclusions: Draperies, Storage Shed, 3 Ceiling Fans,

ATTENTION BUILDERS + INVESTORS + DEVELOPERS!!! WE ARE HAVING a sale in the HIGHLY DESIRABLE INNER-CITY COMMUNITY of PARKDALE!!! Situated DIRECTLY ACROSS FROM WESTMOUNT CHARTER ELEMENTARY SCHOOL on an EXPANSIVE 5,995 SQ. FT. CORNER LOT w/R-C2 ZONING, 50' FRONTAGE, approximately 120' DEPTH + BACK-LANE ACCESS, this property offers EXCEPTIONAL REDEVELOPMENT POTENTIAL in one of Calgary's most sought-after locations!!! R-C2 ZONING allows for the contextually sensitive redevelopment of SINGLE-DETACHED, SEMI-DETACHED + DUPLEX HOMES. Homes may also include a SECONDARY SUITE or BACKYARD SUITE—creating exciting possibilities for a LUXURY CUSTOM HOME, thoughtful redevelopment or an INCOME-PRODUCING property, subject to City approval + permitting. PARKDALE is loved for its combination of ESTABLISHED INNER-CITY CHARM, RIVERSIDE LIVING + UNBEATABLE ACCESSIBILITY. Just moments from the BOW RIVER + its extensive WALKING + CYCLING PATHWAY SYSTEM, the location makes it easy to enjoy morning runs, bike rides, peaceful river walks + Calgary's outdoor lifestyle. Nearby PARKS, PLAYGROUNDS, SPORTS FIELDS + GREEN SPACES add to the neighbourhood's strong appeal for families, professionals + future buyers!!! The property is positioned near Calgary's important institutions, including FOOTHILLS MEDICAL CENTRE, ALBERTA CHILDREN'S HOSPITAL, TOM BAKER CANCER CENTRE + the UNIVERSITY OF CALGARY—creating outstanding appeal for medical professionals, university faculty, students, families + investors. SAIT, the SOUTHERN ALBERTA JUBILEE AUDITORIUM + McMAHON

STADIUM are also within easy reach!!! Everyday convenience is equally impressive, w/quick access to MARKET MALL, UNIVERSITY DISTRICT, KENSINGTON + the shops, restaurants, cafés + services found throughout Calgary’s vibrant northwest inner city. Enjoy nearby grocery stores, fitness facilities, childcare, medical services + countless dining options, all while remaining only minutes from DOWNTOWN CALGARY!!! Commuting throughout the city is EASY w/convenient access to CROWCHILD TRAIL, MEMORIAL DRIVE, 16 AVENUE NW + the TRANS-CANADA HIGHWAY. Whether travelling Downtown, to the University, major hospitals, employment centres or west toward CANMORE + BANFF, this location keeps everything within effortless reach. This is an OUTSTANDING OPPORTUNITY for BUILDERS, DEVELOPERS + INVESTORS looking to CAPITALIZE on the continued demand for new housing in an established INNER-CITY COMMUNITY. The generous CORNER LOT, desirable dimensions, R-C2 ZONING, BACK-LANE ACCESS + prominent position ACROSS FROM WESTMOUNT CHARTER ELEMENTARY SCHOOL create an exciting foundation for a standout redevelopment project. Explore the potential for a SINGLE-DETACHED, SEMI-DETACHED or DUPLEX HOME, which may include a SECONDARY SUITE or BACKYARD SUITE, subject to all required municipal approvals. The existing residence is being sold “AS IS” + the property has been PRICED ACCORDINGLY, w/the VALUE centred on the LAND, LOCATION + REDEVELOPMENT POTENTIAL. Book your showing TODAY!!!