

# \$1,095,000 - 514 30 Street Nw, Calgary

MLS® #A2257445

**\$1,095,000**

4 Bedroom, 2.00 Bathroom, 853 sqft

Residential on 0.16 Acres

Parkdale, Calgary, Alberta

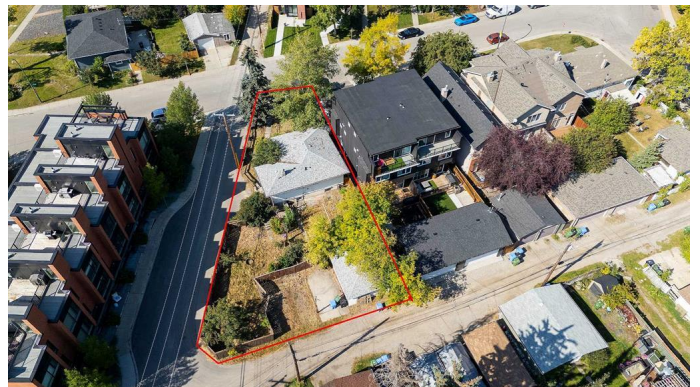
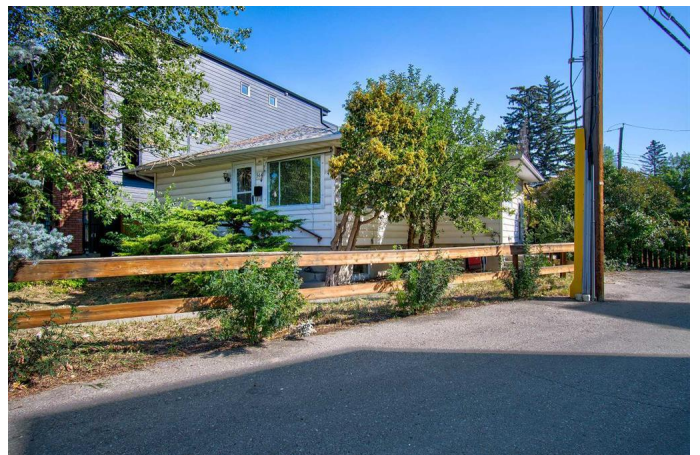
Tremendous opportunity. Located on a quiet street in desirable Parkdale and close to downtown, SAIT, University of Calgary, Children's Hospital. Over 6800 square foot lot is zoned RCG with plans submitted for future 4-plex development, complete with legal suites and garage coverage for each unit. All four units would come in around 1900 square feet with an average of 500 square feet for the legal suites. The seller is providing a preliminary package for the buyer's use on this particular lot only as it is copyrighted and cannot be used for other lots.

Built in 1954

## Essential Information

MLS® #	A2257445
Price	\$1,095,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	853
Acres	0.16
Year Built	1954
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information



Address	514 30 Street Nw
Subdivision	Parkdale
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2V3

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street, RV Access/Parking
# of Garages	2

### Interior

Interior Features	See Remarks, Separate Entrance
Appliances	Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

### Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Irregular Lot, Level, Pie Shaped Lot, Triangular Lot
Roof	Asphalt Shingle
Construction	Mixed, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 18th, 2025
Zoning	R-CG

### Listing Details

Listing Office	RE/MAX House of Real Estate
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