

# \$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

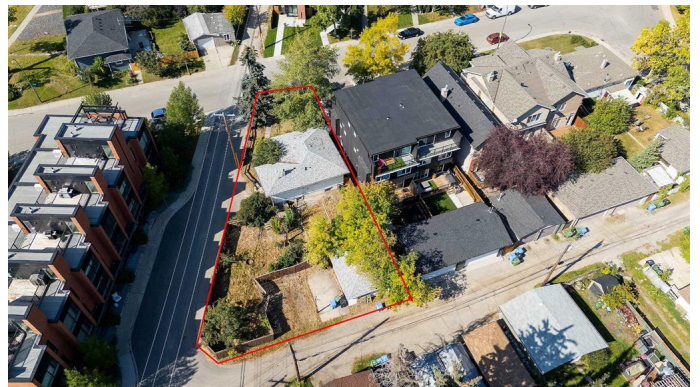
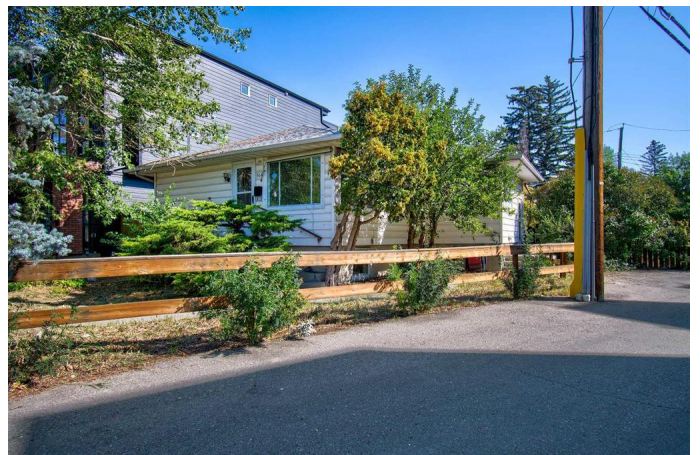
Tremendous opportunity. Located on a quiet street in desirable Parkdale and close to downtown, SAIT, University of Calgary, Children's Hospital. Over 6800 square foot lot is zoned RCG with plans submitted for future 4-plex development, complete with legal suites and garage coverage for each unit. All 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 |
| Days on Market | 47                   |
| Zoning         | R-CG                 |

### Listing Details

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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