



GRASSROOTS
REALTY GROUP

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908 30 Avenue NW
Calgary, Alberta

MLS # A2332469

\$795,000

Division:	Cambrian Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1958 (68 yrs old)
Beds:	3	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard		



Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance		

Inclusions: outdoor bench

Come check out this amazing, rare, inner-city location! This isn't just a well-kept home, it's an opportunity. Situated on a quiet, tree-lined street in the heart of Cambrian Heights, this charming bungalow offers something increasingly rare in Calgary's inner city: options. Whether you're looking to renovate and create your forever home, explore the potential for a secondary legal suite (subject to approval and permitting by the city/municipality) with the separate basement entrance, or start fresh and build your dream home, this property is ready for its next chapter. The existing bungalow offers a functional layout with comfortable living spaces and plenty of natural light, while the undeveloped basement provides a blank canvas for future expansion. With a separate entrance already in place, buyers can explore the possibilities of additional living space or income potential, subject to any required approvals and permitting. Outside, the generous lot provides ample room to reimagine the property, whether that's creating an incredible backyard retreat or designing a custom home that takes full advantage of this desirable location, just moments to Confederation Park. Life in Cambrian Heights is about more than just the home. With easy access to downtown, excellent schools, parks, pathways, golf courses, and local favourites, you'll enjoy the perfect balance of quiet residential living and city convenience. Whether you're a first-time buyer with a vision, an investor looking for your next project, or someone dreaming of building a custom home in an exceptional neighbourhood, this property offers the opportunity to create something truly special. Bring your ideas, your plans, and your vision—this could be the one you've been waiting for.