3012 30 Avenue SE

Calgary | Active | MLS® A2356835

$614,900









Bedrooms	Bathrooms	Year Built	Living area
4	**1**	**1971**	**860.6 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

50’ X 120’ CORNER LOT W/ APPROVED DP FOR A 4-UNIT TOWNHOME PROJECT, DIRECTLY ACROSS FROM GREEN SPACE! A rare opportunity for builders and developers to move forward with a multi-unit project, this substantial corner lot comes with APPROVED development permit plans for four townhome units, providing a valuable head start toward construction. The thoughtfully designed plans feature open-concept layouts with spacious living and dining areas, modern kitchens with islands, three bedrooms, two full bathrooms, and a den in each unit. Each home also benefits from its own private entrance, dedicated parking, and bike storage. With the DP already approved, you can focus on finalizing construction plans, financing, and trades to bring the project to life. Not ready to build just yet? The existing detached home is in good condition and offers an opportunity to generate rental income while you prepare for redevelopment. Set directly across from a green space with a playground, the home offers over 1,600 sq. ft. of total living space, with two bedrooms and one bathroom upstairs, plus a fully developed basement with an additional bedroom and kitchenette. A double detached garage provides added parking and storage. Located in Dover near the Bow River, the property is surrounded by walking paths, scenic downtown views, and nearby golf courses. Sports facilities are within easy reach, while the Bow Water Canoe Club is just a 6-minute drive away. The Inglewood Bird Sanctuary and Calgary Zoo are also nearby, along with local schools including Holy Cross Elementary, Valley View Elementary, and Ian Bazalgette School. Shopping and dining options are readily available along International Avenue and at nearby malls on 36 Street, while Deerfoot Trail and Stoney Trail provide convenient connections to downtown and other parts of Calgary. An excellent opportunity to secure an approved development site while retaining the flexibility to hold and rent the existing property. **Exterior render is for illustrative purposes only. VISIT MULTIMEDIA LINK FOR FULL DETAILS.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356835
Bedrooms	4
Bathrooms	1
Year Built	1971
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	860.6 sq. ft.
Below Grade Finished Area:	749.27 sq. ft.
Acreage:	No
Lot Area:	5,887 sq. ft.
Lot Frontage:	105'¼"
Front Exposure:	South
Levels:	One
Total Rooms Above Grade:	5
Year built:	1971 (Age: 55)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	6716JK
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Carpet, Linoleum
Cooling:	None
Fireplaces:	1
Fireplace Details:	Basement, Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southeast
Community:	Dover
Appliances:	Dryer, Electric Stove, Portable Dishwasher, Range Hood, Refrigerator, Washer
Inclusions:	None
Restrictions:	None Known
Main Floor	Living Room · 13'3" × 9'7" ·
Main Floor	Dining Room · 15'7" × 9'6" ·
Main Floor	Bedroom - Primary · 11' × 10'11" ·
Main Floor	Bedroom · 10' × 9'6" ·
Main Floor	Bedroom · 9'10" × 8' ·
Basement	Bedroom · 14' × 10'11" ·
Basement	Game Room · 27'3" × 10'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths

Interior Features:	See Remarks
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Yard, Front Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone E
Zoning:	R-CG
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/3012-30-avenue-se-calgary-a2356835/

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