

# \$950,000 - 1804 18 Avenue Nw, Calgary

MLS® #A2207781

**\$950,000**

3 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.13 Acres

Capitol Hill, Calgary, Alberta

DP APPROVED & Ready to Build: Prime 3-PLEX with Legal Basement Suites! Discover this beautiful CORNER LOT situated on a quiet street in Capitol Hill, perfect for a multi-family development. This property is MLI-SELECT eligible and comes with development permits already APPROVED, saving you both time and money on your project. With plans for 6 LEGAL SUITES, this location is highly desirable and conveniently close to LRT/transit, 16 Ave, SAIT, the University of Calgary, and Foothills Hospital, also making for a quick commute downtown. Plans available upon request! Currently, the property features a 2-bedroom bungalow with a 1-bedroom LEGAL suite. With a little TLC, the main floor, legal suite, and double detached garage can provide good rental income for buyers looking to hold the property long-term. Additionally, this property has potential as a HGO candidate due to its prime location, which would allow for increased density (ie. 4-Plex + Legal Basement Suites). Don't miss out on this fantastic investment opportunity!

Built in 1951

## Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2207781  |
| Price    | \$950,000 |
| Bedrooms | 3         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 835         |
| Acres          | 0.13        |
| Year Built     | 1951        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1804 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0X5           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | None                    |
| Has Basement      | Yes                     |
| Basement          | Finished, Full, Suite   |

### Exterior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Exterior Features | Other                                             |
| Lot Description   | Back Lane, Back Yard, Corner Lot, Rectangular Lot |
| Roof              | Asphalt Shingle                                   |
| Construction      | Stucco, Wood Frame                                |
| Foundation        | Poured Concrete                                   |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 29              |
| Zoning         | R-CG            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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