

\$925,000 - 1804 18 Avenue Nw, Calgary

MLS® #A2207781

\$925,000

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). Donâ€™t miss out on this fantastic investment opportunity!

Built in 1951

Essential Information

MLS® # A2207781

Price \$925,000

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 | 44 |
| Zoning | R-CG |

Listing Details

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

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