

# \$850,000 - 1804 18 Avenue Nw, Calgary

MLS® #A2207781

**\$850,000**

3 Bedroom, 2.00 Bathroom, 835 sqft

Residential on 0.13 Acres

Capitol Hill, Calgary, Alberta

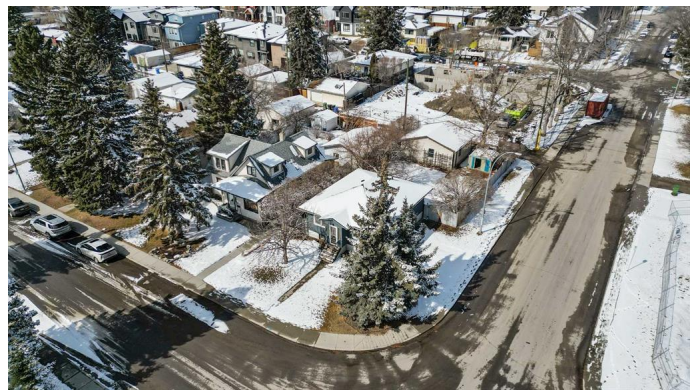
CORNER LOT in Capitol Hill! DP APPROVED & Ready to Build: Prime 3-PLEX with Legal Basement Suites or 4-Plex with Upzone to HGO. Discover this beautiful CORNER LOT situated on a quiet street in Capitol Hill, perfect for a multi-family development. This property is MLI-SELECT eligible and comes with development 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 \$850,000



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 Yard, Rectangular Lot, Back Lane, Corner Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 2nd, 2025
Days on Market	73
Zoning	R-CG

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.