

# \$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 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	76
Zoning	R-CG

**Listing Details**

Listing Office	Real Broker
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