



GRASSROOTS
REALTY GROUP

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1531 18 Avenue NW
Calgary, Alberta

MLS # A2213630



\$880,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,184 sq.ft.	Age:	1950 (75 yrs old)
Beds:	3	Baths:	1
Garage:	Alley Access, Garage Faces Rear, Parking Pad, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, No Animal Home		

Inclusions: n/a

Builder & Developer Alert, or Investor Alert – Prime R-C2 Inner-City Lot in Capitol Hill! Incredible opportunity in the heart of Calgary's desirable Capitol Hill community! This 50' x 120' R-C2 lot is a rare find—perfectly positioned on a quiet, tree-lined street surrounded by charming homes and modern infills. Whether you're a developer looking for your next project or a home owner looking to move-in then build your dream home, this is the one you've been waiting for. This meticulously maintained 1950s bungalow offers over 1,900 sq. ft. of developed living space, full of vintage charm and move-in-ready comfort. The main floor features 3 spacious bedrooms, a full bath, and blonde laminate floors throughout. You'll love the large open-concept living and dining area, complete with a cozy gas fireplace—perfect for entertaining. The fully developed basement adds serious value, with a large family room, pool table and bar area, and 2 additional bathrooms—ideal for guests, tenants, or multigenerational living. Outside, you'll find a beautifully landscaped yard, an oversized single detached garage, and off-street parking for up to 3 vehicles—a rare inner-city bonus! Located minutes from SAIT, the University of Calgary, Confederation Park, schools, public transit, and the downtown core, this property offers unmatched potential in one of Calgary's most established and sought-after neighborhoods. Just steps to local cafés, shops, and green spaces. Exceptional development or investment property—don't miss your chance to own in one of Calgary's best inner-city communities!