



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1204 18 Street NE
Calgary, Alberta

MLS # A2229900



\$734,800

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,030 sq.ft.	Age:	1958 (67 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Hardwood, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Separate/Exterior Entry, Full, Suite
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Laminate Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: N/A

50' x 120' FLAT CORNER LOT (5995 SQ FT) IN A PRIME CENTRAL LOCATION!! CORNER LOT FULL OF POTENTIAL IN ZONE RCG!! Great opportunity to redevelop and build MULTI FAMILY PROJECT - 4 TOWNHOMES & 4 LEGAL SUITES (8 PLEX PROJECT) with subject to city approval. ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! DETACHED SINGLE OVERSIZED GARAGE!! The current home offers 4 BEDROOMS and 2 FULL BATHS. The main floor features a spacious living room, dining area, functional kitchen, 2 bedrooms and a full bath. The ILLEGAL BASEMENT SUITE has a separate entrance and includes 2 additional bedrooms, kitchen, full bath and rec room. There's also an OVERSIZED SINGLE DETACHED GARAGE and a big backyard space. Close to downtown, schools, shopping, transit, easy access to Hwy 1 & 2 and more. LIVE, RENT OR REBUILD—TONS OF OPTIONS HERE!