



GRASSROOTS
REALTY GROUP

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

1823 18A Street SW
Calgary, Alberta

MLS # A2242470



\$649,000

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	1911 (114 yrs old)
Beds:	5	Baths:	3
Garage:	Front Drive, Gravel Driveway, Off Street, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	None	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

"Attention Developers and Renovators"!!! Rare, One and a Half Lot Property to either Build your Dream Home on, or Renovate this Beautiful Brick Building into your Single Family Home, or Revenue Property, as it was a Functioning Triplex, or a Boutique Bed and Breakfast. "Options Abound"!!! The Property has now been Stripped of All Mechanical etc. and " Is in the Process of being Guttled for Extensive Renovations. " (Thus No Interior Photos.) This Unique Home is a Heritage Classic, Solid Brick & Concrete Building with West Backyard and Walkout Basement and No Back Alley." Prime Inner City Location that will Always go Up in Value"!!! Buildings like this Rarely become Available in Calgary. Call to Book your Showing Today !!!