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639 18 Avenue NE Calgary, Alberta

MLS # A2265644



\$774,900

Division: Winston Heights/Mountview Residential/House Type: Style: Bungalow Size: 834 sq.ft. Age: 1948 (77 yrs old) **Beds:** Baths: Garage: **Double Garage Detached** Lot Size: 0.12 Acre Lot Feat: Back Lane

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation: F	Poured Concrete	Utilities:	-

Features: See Remarks

Inclusions: na

Prime Development Opportunity - Approved Triplex in Winston Heights/Mountview. Turnkey Development Ready for Construction Rare opportunity to acquire a fully-approved development permit for a 3-unit rowhouse complex with legal secondary suites on a prime corner lot. This shovel-ready project offers exceptional value in one of Calgary's most desirable inner-city communities. Approved Unit Specifications Three Luxury Rowhouses - Each unit approximately 2,536-2,540 sq ft 4 Bedrooms | 3.5 Bathrooms | 4 Levels Lower Level: Legal secondary suite with bedroom, full bath, living area & mechanical room Main Floor: Open-concept living/dining, kitchen with island, powder room, suite foyer Upper Floor: Two bedrooms, full bathroom, private terrace (135 sq ft) Penthouse: Master suite with walk-in closet & ensuite, family room, mechanical room Key Development Features Four-Car Heated Garage with individual overhead doors Total 6 Units: 3 main homes + 3 legal secondary suites Solar-Ready with conduit infrastructure EV Charging Capable (40A, 240V circuits) Contemporary Design: Architectural panels, stucco, metal accents Energy Efficient: Spray foam insulation, 2-hour firewall separation Prime contender for MLI Select - favorable financing potential Prime Corner Location Dual frontage on 6 Street NE & 18 Avenue NE (collector road) Minutes to downtown Calgary Walking distance to amenities, transit, parks & schools Established, walkable community with character Development Details Total Building Area: 7,614 sq ft Density: 59.51 units/hectare (optimal) Parking: 4 stalls (exceeds requirements) Zoning: R-CG (Residential Grade-Oriented Infill) Perfect For Developers & builders seeking turnkey inner-city projects | Investors wanting premium rental income | Those capitalizing on Calgary's strong housing market Why This Project Approved &

candidate for optimal terms Complete architectural drawings, engineering reports, and city approvals included. Existing structures to be removed per approved plans. Complete development permit packages and project details!
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Ready: Development Permit approved - skip months of planning Revenue Potential: 6 units generate strong cash flow Modern Design: Meets demand for multi-level urban housing Future-Ready: Solar & EV infrastructure included Financing Advantage: Strong MLI Select