



GRASSROOTS
REALTY GROUP

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112 18 Avenue NE
Calgary, Alberta

MLS # A2268706



\$775,000

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	730 sq.ft.	Age:	1943 (82 yrs old)
Beds:	1	Baths:	1
Garage:	None		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lig		

Heating: None

Floors: See Remarks

Roof: Asphalt Shingle, Shingle

Basement: Full

Exterior: Concrete, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: M-C1

Utilities: -

Inclusions: N/A

Exceptional opportunity for builders, developers, and savvy investors to secure a 50' x 120' (15.24m x 38.1m) M-C1 zoned lot in one of Calgary's most desirable and rapidly redeveloping inner-city neighbourhoods. With multi-residential zoning already in place and side/back alley access, this property offers endless potential for row housing, townhomes, or a small apartment project — a perfect chance to capitalize on strong infill demand in a high-growth corridor. Located steps away from Centre Street, just minutes from downtown, with easy access to public transit, major roadways, restaurants, shops, and schools, this site combines urban convenience with exceptional development opportunities. Priced very well compared to other lots in the area, opportunities like this are becoming rare in Tuxedo Park. Don't miss out on this incredible investment!