



GRASSROOTS
REALTY GROUP

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521 18 Avenue NE
Calgary, Alberta

MLS # A2281653



\$624,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,130 sq.ft.	Age:	1948 (78 yrs old)
Beds:	4	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Landscaped, Private, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Chandelier, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: n/a

Exceptional investment and redevelopment opportunity in Winston Heights. Prime location directly across from the school and just two blocks from 16th Avenue, offering excellent access to downtown and major transit corridors. Surrounded by established infills, this property sits on a highly desirable street with strong long-term redevelopment value. Zoned R-CG allowing for a variety of redevelopment options including infills and multi-unit potential, consistent with recent development activity on the street. The existing bungalow is well-maintained and rentable, featuring three bedrooms on the main level, original hardwood floors, newer windows, furnace, and hot water tank. The lower level includes a spacious recreation room, shower, laundry area, and utility room, offering flexibility for rental income or future renovation. A south-facing backyard, mature trees, and single detached garage enhance tenant appeal and resale value. Ideal to rent and hold, renovate for improved returns, or redevelop with your own builder in one of Calgary's most established inner-city communities. Prime location. R-CG redevelopment potential. Multiple exit strategies.. Call today ! It will not last long.