1204 18 Street NE
Calgary, Alberta

MLS # A2291578

$718,800

Division:	Mayland Heights
Type:	Residential/House
Style:	Bungalow
Size:	1,030 sq.ft.
Age:	1958 (68 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	**Water:**	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-CG
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, Separate Entrance		

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!