



639 18 Avenue NE
Calgary, Alberta

MLS # A2302038



\$749,900

Division:	Winston Heights/Mountview		
Type:	Residential/House		
Style:	Bungalow		
Size:	834 sq.ft.	Age:	1948 (78 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Level, See Remarks		

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

Inclusions: n.a.

Prime redevelopment opportunity in sought-after Winston Heights/Mountview. Currently improved with a bungalow featuring an illegal basement suite, fully tenant occupied, this property offers holding income while you prepare for construction. Rare opportunity to acquire a fully approved development permit for a 3-unit rowhouse project with legal secondary suites on a prime corner lot. Approved plans feature 3 contemporary 4-storey residences, each offering approximately 2,536-2,540 sq ft, 4 bedrooms, 3.5 bathrooms, and a legal 1-bedroom secondary suite in the lower level. Thoughtfully designed with open-concept main floors, upper-level bedrooms with private terraces, and penthouse-level primary retreats with walk-in closets and ensuites. Project highlights include a 4-car heated garage with individual overhead doors, solar-ready conduit infrastructure, EV charging capability, spray foam insulation, 2-hour firewall separation, and modern exterior finishes. Zoned R-CG with dual frontage on 6 Street NE and 18 Avenue NE, just minutes to downtown, transit, parks, schools, and amenities. Total approved building area is 7,614 sq ft with 6 total units and 4 parking stalls. Full development permit package, architectural drawings, engineering reports, and city approvals included. Existing structures to be removed in accordance with approved plans. Exceptional opportunity for builders, developers, and investors looking for a turnkey inner-city project with income in place.