



GRASSROOTS
REALTY GROUP

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1024 18 Avenue SE
Calgary, Alberta

MLS # A2206800



\$565,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	605 sq.ft.	Age:	1920 (105 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Wood	Utilities:	-
Features:	See Remarks		

Inclusions: Washer/Dryer stacked, Refrigerator, Range hood, Electric stove

LOCATION! LOCATION! LOCATION! CALLING ALL INVESTORS AND HOME BUYERS. Welcome to one of Calgary's best inner city property investment opportunities! This is your chance to maximize the value of your investment dollar in the heart of popular Ramsay - just steps away from the Elbow River. Buy it as a rental property for a combination of revenue and long term land-value growth or live in it With the remarkable price point that the property is being offered at you could live here, then make the decision to build your dream home right here in the heart of one of Calgary's most cherished heritage communities! 1022 18 Ave se Is also on sale, purchase both lots side by side.