



GRASSROOTS
REALTY GROUP

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1804 18 Avenue NW
Calgary, Alberta

MLS # A2207781



\$850,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	831 sq.ft.	Age:	1951 (74 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Hardwood, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Full, Suite
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: None

CORNER LOT in Capitol Hill! DP APPROVED & Ready to Build: Prime 3-PLEX with Legal Basement Suites or 4-Plex with Upzone to HGO. Discover this beautiful CORNER LOT situated on a quiet street in Capitol Hill, perfect for a multi-family development. This property is MLI-SELECT eligible and comes with development permits already APPROVED, saving you both time and money on your project. With plans for 6 LEGAL SUITES, this location is highly desirable and conveniently close to LRT/transit, 16 Ave, SAIT, the University of Calgary, and Foothills Hospital, also making for a quick commute downtown. Plans available upon request! Currently, the property features a 2-bedroom bungalow with a 1-bedroom LEGAL suite. With a little TLC, the main floor, legal suite, and double detached garage can provide good rental income for buyers looking to hold the property long-term. Additionally, this property has potential as a HGO candidate due to its prime location, which would allow for increased density (ie. 4-Plex + Legal Basement Suites). Don't miss out on this fantastic investment opportunity!