



1804 18 Avenue Calgary Alberta

\$950,000

DP APPROVED & Ready to Build: Prime 3-PLEX with Legal Basement Suites! 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! (id:6769)

Kitchen 2.84 M x 3.45 M

3pc Bathroom .00 M x .00 M

Living room 4.50 M x 3.53 M

Bedroom 4.47 M x 3.51 M

4pc Bathroom .00 M x .00 M

Bedroom 4.72 M x 3.17 M

Bedroom 3.61 M x 2.90 M

Living room 2.84 M x 4.34 M

Kitchen 3.68 M x 2.79 M

Dining room 1.85 M x 3.48 M

Listing Presented By:



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See

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