



## 446 18 Avenue Calgary Alberta

\$649,000

Prime investment opportunity to jump on this spacious 3-bedroom, 3.5-bathroom inner city home in the heart of Winston Heights overlooks Munro park, offering the perfect canvas for those with a vision for small renovation and adding your personal touch to this stunning home. Situated just blocks away from 16th Ave, this property features an open-concept layout, ideal for modern living and entertaining. Each bedroom boasts a generous amount of space, enough space for a growing family, and a private backyard offers space for outdoor enjoyment. Located minutes from downtown Calgary, and a short drive from the Airport, this property is surrounded by amenities and promises an exciting opportunity for revitalization and personalization. Don't miss the opportunity to customize and capitalize on this sought-after urban gem, booking your private showing today! (id:6769)

4pc Bathroom 8.00 Ft x 8.00 Ft  
2pc Bathroom 5.50 Ft x 4.25 Ft  
Dining room 16.00 Ft x 7.25 Ft  
Family room 20.17 Ft x 13.00 Ft  
Kitchen 14.50 Ft x 11.17 Ft  
Living room 14.42 Ft x 13.75 Ft

4pc Bathroom 8.00 Ft x 8.67 Ft  
5pc Bathroom 9.83 Ft x 10.25 Ft  
Bedroom 9.92 Ft x 11.33 Ft  
Bedroom 11.83 Ft x 14.25 Ft  
Primary Bedroom 13.67 Ft x 14.83 Ft  
Laundry room 6.08 Ft x 8.00 Ft

Listing Presented By:



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<https://www.alexding.ca/>



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**Mirror**

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