



1827 18A Street Calgary Alberta

\$689,000

INCREDIBLE DEVELOPMENT OPPORTUNITY! This character bungalow with attached single garage, large back deck and private fenced, treed yard sits on a 50' x 103' INNER CITY lot, right off 17th Ave, with no property behind, making it accessible from both 18A St & 19 St SW. Excellent central location, large accessible property with flexible R-CG zoning and a home with all the character of the post WWI era - what's not to love! THE LOCATION...close to the amenities of 17th Ave and Marda Loop, transit to downtown, and routes heading west out of the city. THE PROPERTY...zoned for a variety of housing forms such as single-detached, semi-detached and rowhouses, offering an option for secondary suites as well. THE HOME...large crown moldings and baseboards, archways, hardwood flooring. This large bungalow exudes a 'Roaring 20's' feel but with newer appliances, furnace and roof. If you have a vision for what's possible, this opportunity is for you! Book your showing today. (id:6769)

Laundry room 11.08 Ft x 9.00 Ft
Furnace 5.42 Ft x 9.58 Ft
Other 6.25 Ft x 4.42 Ft
Living room 17.00 Ft x 17.17 Ft
Dining room 12.42 Ft x 12.75 Ft

Kitchen 11.42 Ft x 12.58 Ft
Primary Bedroom 11.50 Ft x 12.42 Ft
Bedroom 11.42 Ft x 9.50 Ft
4pc Bathroom 8.08 Ft x 5.67 Ft
Other 22.17 Ft x 13.92 Ft

Listing Presented By:



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<https://cheryldonnelly.alberta.cirrealty.ca/>



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
cm.mackenzie@shaw.ca