



# 1204 18 Street Calgary Alberta

\$718,800

50' x 120' FLAT CORNER LOT (5995 SQ FT) IN A PRIME CENTRAL LOCATION!! CORNER LOT FULL OF POTENTIAL IN ZONE RCG!! Great opportunity to redevelop and build MULTI FAMILY PROJECT - 4 TOWNHOMES & 4 LEGAL SUITES (8 PLEX PROJECT) with subject to city approval. ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! DETACHED SINGLE OVERSIZED GARAGE!! The current home offers 4 BEDROOMS and 2 FULL BATHS. The main floor features a spacious living room, dining area, functional kitchen, 2 bedrooms and a full bath. The ILLEGAL BASEMENT SUITE has a separate entrance and includes 2 additional bedrooms, kitchen, full bath and rec room. There's also an OVERSIZED SINGLE DETACHED GARAGE and a big backyard space. Close to downtown, schools, shopping, transit, easy access to Hwy 1 & 2 and more. LIVE, RENT OR REBUILD--TONS OF OPTIONS HERE! (id:6769)

Recreational, Games room 28.50 Ft x 10.67 Ft  
3pc Bathroom Measurements not available  
Family room 13.50 Ft x 10.50 Ft  
Living room 19.50 Ft x 11.17 Ft  
Dining room 11.25 Ft x 8.25 Ft

Bedroom 12.42 Ft x 9.67 Ft  
Kitchen 13.67 Ft x 10.00 Ft  
Primary Bedroom 13.17 Ft x 11.00 Ft  
4pc Bathroom .00 Ft

Listing Presented By:



Originally Listed by:  
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<http://sggreaestate.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca