

1212 18 Avenue Calgary Alberta

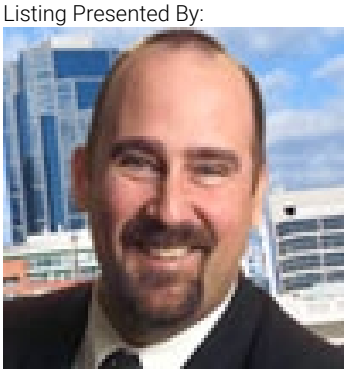
$768,800

ATTENTION INVESTORS & CHARACTER HOME BUYERS! AMAZING REVENUE PROPERTY POTENTIAL!! This inner city 1939 SQFT character home in Capitol Hill on a 37.5 ft lot features a beautifully developed LEGAL SUITE upstairs & potential for additional development on the lower level! Walking Distance to SAIT & minutes from the University of Calgary! Enter through the bright, South facing solarium, perfect for early morning coffees or evenings spent curled up with a book. The sprawling main level boasts tasteful additions including a dining room & cozy family room with vaulted ceiling & French door access to the backyard. Two good sized bedrooms including a primary with walk-in closet & 3-piece ensuite are located 2 steps up from the main floor. The kitchen features stainless steel appliances, solid wood extended height cabinets, ample pot & pan drawers, island breakfast bar & pantry. The den/living room at the front of the house is the perfect office space or parlor. The additional 3-piece bath includes a luxurious jetted tub & there is a conveniently located main floor laundry. The upper level has been developed into a LEGAL suite with vinyl plank flooring, tastefully renovated kitchen with stainless steel appliances & breakfast bar. The large living/dining room overlooks the 16'5" x 6'2" private balcony. The bedroom features a 3-piece ensuite with spa-like sliding glass door shower & built-in tiled seat. Ensuite laundry is conveniently located on the second floor. The basement is huge & has 2 separate outside accesses - one undeveloped area & a second area with a 3 piece bathroom, kitchenette with a sink & mini fridge, egress window & good-sized living area/bedroom. Perfect potential for further development. The outside of the home features a single car garage onto the back lane & a treed backyard with patio & lots of greenspace! Minutes from public transportation, downtown ...

Great room 21.33 Ft x 10.75 Ft
Storage 27.17 Ft x 13.25 Ft
3pc Bathroom Measurements not available
Kitchen 17.67 Ft x 9.67 Ft
Dining room 13.67 Ft x 9.08 Ft
Family room 11.83 Ft x 11.33 Ft

Primary Bedroom 11.50 Ft x 10.67 Ft
Bedroom 11.75 Ft x 11.50 Ft
3pc Bathroom Measurements not available
3pc Bathroom Measurements not available
3pc Bathroom Measurements not available
Kitchen 11.33 Ft x 9.50 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

http://www.diannebrown.ca/

RE/MAX Realty Professionals

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Bedroom 12.92 Ft x 11.25 Ft

Sunroom 18.17 Ft x 5.75 Ft

Laundry room 7.08 Ft x 6.17 Ft

Living room/Dining room 18.17 Ft x 9.67 Ft

Bedroom 12.08 Ft x 9.00 Ft

Laundry room 3.58 Ft x 3.00 Ft