



521 18 Avenue Calgary Alberta

\$624,900

Exceptional investment and redevelopment opportunity in Winston Heights. Prime location directly across from the school and just two blocks from 16th Avenue, offering excellent access to downtown and major transit corridors. Surrounded by established infills, this property sits on a highly desirable street with strong long-term redevelopment value. Zoned R-CG allowing for a variety of redevelopment options including infills and multi-unit potential, consistent with recent development activity on the street. The existing bungalow is well-maintained and rentable, featuring three bedrooms on the main level, original hardwood floors, newer windows, furnace, and hot water tank. The lower level includes a spacious recreation room, shower, laundry area, and utility room, offering flexibility for rental income or future renovation. A south-facing backyard, mature trees, and single detached garage enhance tenant appeal and resale value. Ideal to rent and hold, renovate for improved returns, or redevelop with your own builder in one of Calgary's most established inner-city communities. Prime location. R-CG redevelopment potential. Multiple exit strategies.. Call today ! It will not last long. (id:6769)

Bedroom 12.00 Ft x 11.00 Ft

Furnace 23.00 Ft x 14.00 Ft

Laundry room 9.00 Ft x 7.00 Ft

Kitchen 11.42 Ft x 10.42 Ft

Breakfast 6.00 Ft x 6.00 Ft

Living room 13.92 Ft x 13.42 Ft

Dining room 11.00 Ft x 8.00 Ft

Foyer 9.83 Ft x 3.42 Ft

Primary Bedroom 14.75 Ft x 12.33 Ft

Bedroom 12.42 Ft x 9.83 Ft

Bedroom 11.58 Ft x 9.50 Ft

3pc Bathroom 7.92 Ft x 4.92 Ft

Family room 24.42 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:
Real Estate Professionals Inc.

<http://www.katrinashomes.ca/>

RE/MAX Realty Professionals

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

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