



## 6236 18 Street Calgary Alberta

\$529,900

Great investment opportunity. Green line (Lynnwood/Millican Station) will be build just 5-10 minute walk (estimated completion year is 2027) and a bus station will be right beside it. Convenient store and bus to chinook, downtown, grocery store is just a couple houses away. This is a really good location and is close to everything. With the green line and bus stations being built in just 4 years there's a high chance the price to skyrocket. Lot is also zoned R-C2, one of the cheapest areas, if not the cheapest in Calgary where neighbourhood is zoned R-C2. Currently the house has 9 bedrooms and is fully rented. All bedrooms have egress windows and interconnected fire/carbon monoxide detectors! Many of the tenants have been there for over a year and would like to stay but also open to moving out if buyer wants to do something else with the house. (id:6769)

Bedroom 10.92 Ft x 7.83 Ft  
Bedroom 10.75 Ft x 10.33 Ft  
Bedroom 9.75 Ft x 10.75 Ft  
2pc Bathroom 5.42 Ft x 3.42 Ft  
1pc Bathroom 3.33 Ft x 2.50 Ft  
Kitchen 9.42 Ft x 6.50 Ft  
Furnace 5.08 Ft x 11.25 Ft  
Laundry room 8.92 Ft x 13.25 Ft  
Bedroom 10.92 Ft x 8.00 Ft  
Other 4.08 Ft x 10.92 Ft

Bedroom 14.00 Ft x 8.92 Ft  
Primary Bedroom 11.00 Ft x 15.67 Ft  
2pc Bathroom 4.58 Ft x 5.67 Ft  
Bedroom 10.33 Ft x 10.00 Ft  
4pc Bathroom 7.17 Ft x 5.00 Ft  
Bedroom 11.33 Ft x 13.92 Ft  
Kitchen 10.25 Ft x 9.92 Ft  
Other 7.67 Ft x 7.75 Ft  
Other 7.25 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:  
GRAND REALTY

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