



639 18 Avenue Calgary Alberta

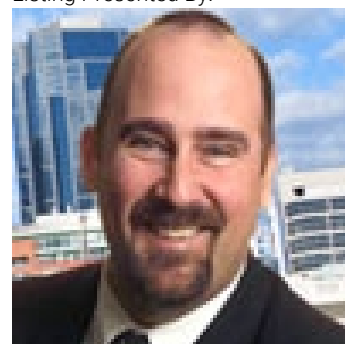
\$774,900

Prime Development Opportunity - Approved Triplex in Winston Heights/Mountview. Turnkey Development Ready for ConstructionRare opportunity to acquire a fully-approved development permit for a 3-unit rowhouse complex with legal secondary suites on a prime corner lot. This shovel-ready project offers exceptional value in one of Calgary's most desirable inner-city communities.Approved Unit SpecificationsThree Luxury Rowhouses - Each unit approximately 2,536-2,540 sq ft 4 Bedrooms | 3.5 Bathrooms | 4 LevelsLower Level: Legal secondary suite with bedroom, full bath, living area & mechanical roomMain Floor: Open-concept living/dining, kitchen with island, powder room, suite foyerUpper Floor: Two bedrooms, full bathroom, private terrace (135 sq ft)Penthouse: Master suite with walk-in closet & ensuite, family room, mechanical roomKey Development FeaturesFour-Car Heated Garage with individual overhead doorsTotal 6 Units: 3 main homes + 3 legal secondary suitesSolar-Ready with conduit infrastructureEV Charging Capable (40A, 240V circuits)Contemporary Design: Architectural panels, stucco, metal accentsEnergy Efficient: Spray foam insulation, 2-hour firewall separationPrime contender for MLI Select - favorable financing potentialPrime Corner LocationDual frontage on 6 Street NE & 18 Avenue NE (collector road)Minutes to downtown CalgaryWalking distance to amenities, transit, parks & schoolsEstablished, walkable community with characterDevelopment DetailsTotal Building Area: 7,614 sq ftDensity: 59.51 units/hectare (optimal)Parking: 4 stalls (exceeds requirements)Zoning: R-CG (Residential Grade-Oriented Infill)Perfect ForDevelopers & builders seeking turnkey inner-city projects | Investors wanting premium rental income | Those capitalizing on Calgary's strong housing marketWhy This ProjectApproved & Ready: Development Permit approved - skip months of planningRevenue Potential: 6 u...

4pc Bathroom 6.83 Ft x 5.75 Ft
Laundry room 10.83 Ft x 7.75 Ft
Living room 19.92 Ft x 11.42 Ft
Kitchen 14.17 Ft x 9.33 Ft

Bedroom 11.42 Ft x 11.33 Ft
Bedroom 10.92 Ft x 9.92 Ft
4pc Bathroom 6.92 Ft x 4.83 Ft

Listing Presented By:



Originally Listed by:
RE/MAX Complete Realty

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