



903 18 Street Calgary Alberta

\$685,000

OPPORTUNITY AWAITS!!! 50'x120' R-CG ZONED INNER-CITY CORNER LOT withLEGAL BASEMENT SUITE. LOCATION, LOCATION, LOCATION! This 5 BEDROOM +2 FULL BATHS BUNGALOW is located in the highly sought-after neighborhood ofMAYLAND HEIGHTS. Perfect for Home Buyers who want a RENTAL SUITE, Multi-Family Living or Investors looking for a TURN-KEY RENTAL PROPERTY withSEPARATE ENTRANCE. The corner lot offers ample green space, along with a singledetached garage with back alley access. ATTENTION DEVELOPERS!!! Secure this lot,enjoy MONTHLY CASHFLOW now and Build later. Calgary's New Blanket Rezoningallows for further development applications for up to 4 Units UP + 4 Units DOWN = 8Units Total! Whether you're looking to make a Smart Investment or enjoy the benefits ofliving in a Prime Location, this property offers it all. Don't miss out on this IncredibleOpportunity to capitalize on the many possibilities it presents. Hurry, it won't last long,so book your private showing today! (id:6769)

Family room 13.42 Ft x 10.92 Ft
Other 13.33 Ft x 10.50 Ft
Laundry room 10.92 Ft x 10.50 Ft
4pc Bathroom 8.00 Ft x 10.92 Ft
Bedroom 8.75 Ft x 10.83 Ft
Bedroom 8.75 Ft x 8.67 Ft
Primary Bedroom 10.42 Ft x 10.17 Ft

Kitchen 8.58 Ft x 11.42 Ft
Bedroom 7.58 Ft x 11.42 Ft
Bedroom 9.42 Ft x 8.08 Ft
4pc Bathroom 4.92 Ft x 8.00 Ft
Living room 13.42 Ft x 13.50 Ft
Other 4.75 Ft x 11.42 Ft

Listing Presented By:



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RE/MAX Realty Professionals

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