

# \$849,000 - 1531 18 Avenue Nw, Calgary

MLS® #A2213630

**\$849,000**

3 Bedroom, 1.00 Bathroom, 1,184 sqft

Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

**BUILDER & DEVELOPER ALERT!! \*\*\*PRICE REDUCED\*\*\*** – Prime R-C2 Inner-City Lot in Capitol Hill!

Incredible opportunity in the heart of Calgary's™ desirable Capitol Hill community! This 50' x 120' R-C2 lot is a rare find – perfectly positioned on a quiet, tree-lined street surrounded by charming homes and modern infills. Whether you're a developer looking for your next project or a home owner looking to move-in then build your dream home, this is the one you've been waiting for.

This meticulously maintained 1950s bungalow offers over 1,900 sq. ft. of developed living space, full of vintage charm and move-in-ready comfort. The main floor features 3 spacious bedrooms, a full bath, and blonde laminate floors throughout. You'll love the large open-concept living and dining area, complete with a cozy gas fireplace – perfect for entertaining.

The fully developed basement adds serious value, with a large family room, pool table and bar area, and 2 additional bathrooms – ideal for guests, tenants, or multigenerational living.

Outside, you'll find a beautifully landscaped yard, an oversized single detached garage, and off-street parking for up to 3 vehicles – a rare inner-city bonus!



Located minutes from SAIT, the University of Calgary, Confederation Park, schools, public transit, and the downtown core, this property offers unmatched potential in one of Calgary's most established and sought-after neighborhoods. Just steps to local cafés, shops, and green spaces.

Exceptional development or investment property – don't miss your chance to own in one of Calgary's best inner-city communities!

Built in 1950

**Essential Information**

MLS® #	A2213630
Price	\$849,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	1531 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W9

**Amenities**

Parking Spaces	4
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Parking	Alley Access, Garage Faces Rear, Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bar, No Animal Home
Appliances	Bar Fridge, Dishwasher, Dryer, Electric Oven, Microwave, Refrigerator, Washer, Window Coverings, Freezer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 24th, 2025
Days on Market	21
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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