



GRASSROOTS
REALTY GROUP

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1420 18 Avenue NW
Calgary, Alberta

MLS # A2331648



\$425,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	610 sq.ft.	Age:	1918 (108 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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Fantastic redevelopment opportunity in the highly sought after community of Capitol Hill! Whether you're looking to renovate, hold as an investment, or build your dream home, this property offers exceptional potential. The home is livable and includes a double detached garage. Ideally located just minutes from SAIT, Foothills Medical Centre, the University of Calgary, shopping, restaurants, transit, and only 8 minutes to downtown. R-C2 zoned for multiple different building opportunities. Shingles were done in 2024. An excellent property in a prime inner city location.