



GRASSROOTS
REALTY GROUP

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1823 18A Street SW
Calgary, Alberta

MLS # A2345787



\$639,900

Division:	Bankview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,549 sq.ft.	Age:	1911 (115 yrs old)
Beds:	5	Baths:	3
Garage:	Front Drive, Gravel Driveway, Off Street, Unpaved		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Rectangular Lot		

Heating:	None	Water:	-
Floors:	Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NONE

"Attention Developers and Renovators"!!! Rare one-and-a-half-lot property to build your dream home, renovate this Beautiful Brick Building into a single-family home, or convert it into a boutique bed-and-breakfast. "Options Abound"!!! The Property has now been stripped of all mechanicals, etc., and is in the Process of being gutted for Extensive Renovations. (Thus, No Interior Photos.) This Unique Home is a heritage classic: a solid brick and concrete building with a west backyard, a walkout basement, and No Back Alley. (ALSO, OUTSTANDING DEVELOPMENT OPPORTUNITY- 1823-1825 18A St.SW. Two and a half lots in inner-city Calgary!! The lots can be sold as a package: 62.45 ft frontage as a package. LOCATION! LOCATION!