



GRASSROOTS
REALTY GROUP

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529 18 Avenue NW
Calgary, Alberta

MLS # A2349882



\$850,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,460 sq.ft.	Age:	1945 (81 yrs old)
Beds:	5	Baths:	5
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, P		

Heating:	In Floor	Water:	-
Floors:	Carpet, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: washer X2 & dryer X2

INVESTORS, MULTI GENERATIONAL FAMILIES & REDEVELOPMENT OPPORTUNITY! Welcome to 529 18 Avenue NW, ideally located in the highly sought after community of Mount Pleasant. Situated on an exceptional 50 x 120 ft lot just a short walk from 16 Avenue, this property offers an incredible opportunity for investors, large or multi generational families, renovators, and those looking to build value in one of Calgary's established inner city communities. Spanning three levels and 2,460 sq ft, this substantial home offers 5 bedrooms and 5 bathrooms, providing plenty of space for a growing family or the potential to reimagine the existing layout to suit your needs. The home features mature landscaping and a massive heated 29'4" x 20'11" garage, offering excellent space for vehicles, storage, hobby shop, or additional flexibility for future plans. The property is zoned R-C2 Residential Contextual One/Two Dwelling, providing a range of redevelopment possibilities. The R-C2 designation allows for contextually sensitive redevelopment of single detached, semi detached and duplex homes, with opportunities for a secondary suite or backyard suite, subject to applicable City of Calgary regulations and approvals. Combined with the generous lot dimensions and inner city location, this property presents significant potential for those looking to renovate, hold, redevelop or create a property tailored to their long term goals. The location is exceptionally convenient, with 16 Avenue's restaurants, cafes, shops and amenities just minutes away. SAIT is nearby, while the University of Calgary is easily accessible. Quick access to Deerfoot Trail makes commuting throughout Calgary convenient, and downtown is only minutes away. YYC International Airport is also a short drive from the property. Whether you are looking for a spacious home for a large

or multi generational family, an investment property with redevelopment potential, or an inner city project to transform, 529 18 Avenue NW offers a rare combination of lot size, existing space, zoning flexibility and location. Opportunities like this in Mount Pleasant do not come along often.