

# \$925,000 - 2708 18 Street Nw, Calgary

MLS® #A2201166

**\$925,000**

1 Bedroom, 1.00 Bathroom, 942 sqft

Residential on 0.13 Acres

Capitol Hill, Calgary, Alberta

ATTENTION BUILDERS! Here's your chance to develop on a prime 50x118 lot with DP approved plans for 2 stunning detached homes, just 1.5 blocks from Confederation Park! These thoughtfully designed homes feature double garages and offer all the features your buyers want—one home with a 2-bedroom suite and the other as a perfect single-family option. Located in a highly sought-after area, you're just moments from the University of Calgary, SAIT, Foothills Hospital, the C-Train, and downtown Calgary. This is an exceptional opportunity to start building this spring and have these homes ready for a late 2025 completion, whether for sale or your own personal move-in. Don't miss out on this prime investment in a high-demand location!



Built in 1953

## Essential Information

MLS® #	A2201166
Price	\$925,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	942
Acres	0.13

Year Built	1953
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	2708 18 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M3T8

### **Amenities**

Parking	Off Street
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### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	25
Zoning	R-CG

### **Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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