

# \$689,000 - 1827 18a Street Sw, Calgary

MLS® #A2207056

**\$689,000**

2 Bedroom, 1.00 Bathroom, 1,001 sqft

Residential on 0.12 Acres

Bankview, Calgary, Alberta

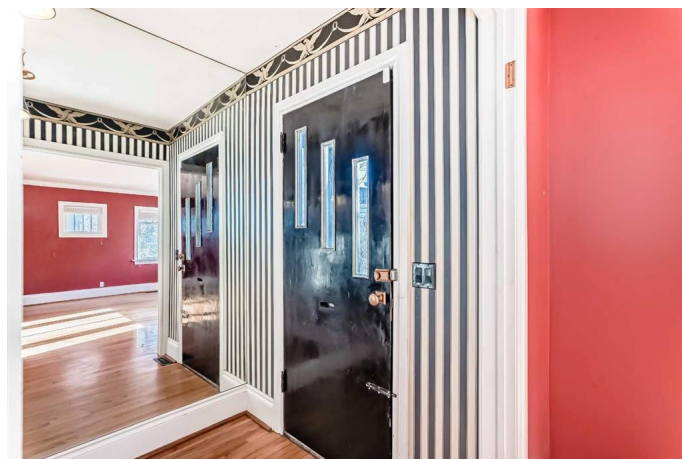
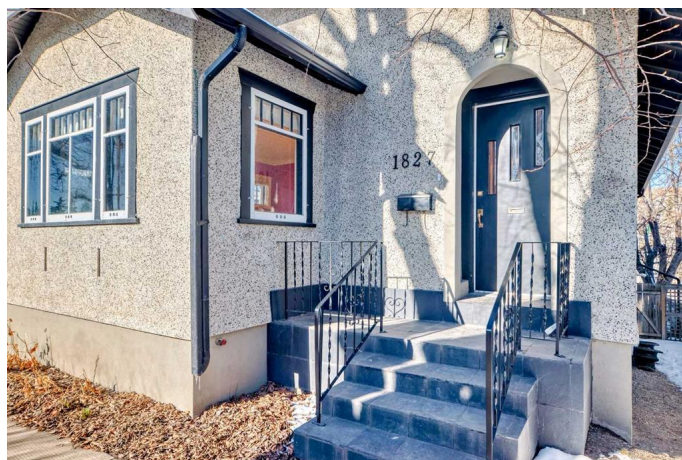
## INCREDIBLE DEVELOPMENT

**OPPORTUNITY!** This character bungalow with attached single garage, large back deck and private fenced, treed yard sits on a 50' x 103' INNER CITY lot, right off 17th Ave, with no property behind, making it accessible from both 18A St & 19 St SW. Excellent central location, large accessible property with flexible R-CG zoning and a home with all the character of the post WWI era - what's not to love! **THE LOCATION** - close to the amenities of 17th Ave and Marda Loop, transit to downtown, and routes heading west out of the city. **THE PROPERTY**...zoned for a variety of housing forms such as single-detached, semi-detached and rowhouses, offering an option for secondary suites as well. **THE HOME**...large crown moldings and baseboards, archways, hardwood flooring. This large bungalow exudes a 'Roaring 20's' feel but with newer appliances, furnace and roof. If you have a vision for what's possible, this opportunity is for you! Book your showing today.

Built in 1929

## Essential Information

MLS® #	A2207056
Price	\$689,000
Bedrooms	2
Bathrooms	1.00



Full Baths	1
Square Footage	1,001
Acres	0.12
Year Built	1929
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1827 18a Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4W1

### Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Rear, Insulated, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Built-in Features, Closet Organizers, Crown Molding
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Partial, Unfinished

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Many Trees, No Neighbours Behind, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 4th, 2025
Days on Market	11
Zoning	R-CG

**Listing Details**

Listing Office	CIR Realty
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