

# \$880,000 - 1531 18 Avenue Nw, Calgary

MLS® #A2213630

**\$880,000**

3 Bedroom, 1.00 Bathroom, 1,184 sqft  
Residential on 0.14 Acres

Capitol Hill, Calgary, Alberta

Builder & Developer Alert, or Investor Alert â€“  
Prime R-C2 Inner-City Lot in Capitol Hill!

Incredible opportunity in the heart of Calgaryâ€™s desirable Capitol Hill community! This 50' x 120' R-C2 lot is a rare findâ€”perfectly positioned on a quiet, tree-lined street surrounded by charming homes and modern infills. Whether you're a developer looking for your next project or a home owner looking to move-in then build your dream home, this is the one you've been waiting for.

This meticulously maintained 1950s bungalow offers over 1,900 sq. ft. of developed living space, full of vintage charm and move-in-ready comfort. The main floor features 3 spacious bedrooms, a full bath, and blonde laminate floors throughout. You'll love the large open-concept living and dining area, complete with a cozy gas fireplaceâ€”perfect for entertaining.

The fully developed basement adds serious value, with a large family room, pool table and bar area, and 2 additional bathroomsâ€”ideal for guests, tenants, or multigenerational living.

Outside, you'll find a beautifully landscaped yard, an oversized single detached garage, and off-street parking for up to 3 vehiclesâ€”a rare inner-city bonus!



Located minutes from SAIT, the University of Calgary, Confederation Park, schools, public transit, and the downtown core, this property offers unmatched potential in one of Calgary's most established and sought-after neighborhoods. Just steps to local cafés, shops, and green spaces.

Exceptional development or investment property? Don't miss your chance to own in one of Calgary's best inner-city communities!

Built in 1950

### Essential Information

MLS® #	A2213630
Price	\$880,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,184
Acres	0.14
Year Built	1950
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	1531 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W9

### Amenities

Parking Spaces	4
Parking	Alley Access, Garage Faces Rear, Parking Pad, Single Garage

Detached  
# of Garages 1

### Interior

Interior Features Bar, No Animal Home  
Appliances Bar Fridge, Dishwasher, Dryer, Electric Oven, Freezer, Microwave, Refrigerator, Washer, Window Coverings  
Heating Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 24th, 2025  
Days on Market 4  
Zoning R-CG

### Listing Details

Listing Office Real Estate Professionals Inc.

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