



THE
A-TEAM

**RE/MAX
FIRST**

903 18 Street, Calgary T2E4V6

MLS®#: **A2183281**

Area: **Mayland Heights**

Listing Date: **12/18/24**

List Price: **\$685,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1962**
Lot Information
Lot Sz Ar: **6,081 sqft**
Lot Shape: **50x120**

Finished Floor Area
Abv Sqft: **992**
Low Sqft:
Ttl Sqft: **992**

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped,Views**
Park Feat: **Additional Parking,Double Garage Detached,Garage Faces Rear,On Street,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Electric Stove,Refrigerator,Washer**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	8`7" x 11`5"
Bedroom - Primary	Main	10`5" x 10`2"
4pc Bathroom	Main	4`11" x 8`0"
Entrance	Main	4`9" x 11`5"
Kitchen With Eating Area	Basement	13`4" x 10`6"

Room	Level	Dimensions
Bedroom	Main	7`7" x 11`5"
Bedroom	Main	9`5" x 8`1"
Living Room	Main	13`5" x 13`6"
Family Room	Basement	13`5" x 10`11"
Laundry	Basement	10`11" x 10`6"

4pc Bathroom
Bedroom

Basement
Basement

8`0" x 10`11"
8`9" x 8`8"

Bedroom

Basement

8`9" x 10`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4430AC

Zoning:
R-CG

Remarks

Pub Rmks:

OPPORTUNITY AWAITS!!! 50'x120' R-CG ZONED INNER-CITY CORNER LOT with LEGAL BASEMENT SUITE. LOCATION, LOCATION, LOCATION! This 5 BEDROOM + 2 FULL BATHS BUNGALOW is located in the highly sought-after neighborhood of MAYLAND HEIGHTS. Perfect for Home Buyers who want a RENTAL SUITE, Multi-Family Living or Investors looking for a TURN-KEY RENTAL PROPERTY with SEPARATE ENTRANCE. The corner lot offers ample green space, along with a single detached garage with back alley access. ATTENTION DEVELOPERS!!! Secure this lot, enjoy MONTHLY CASHFLOW now and Build later. Calgary's New Blanket Rezoning allows for further development applications for up to 4 Units UP + 4 Units DOWN = 8 Units Total! Whether you're looking to make a Smart Investment or enjoy the benefits of living in a Prime Location, this property offers it all. Don't miss out on this Incredible Opportunity to capitalize on the many possibilities it presents. Hurry, it won't last long, so book your private showing today!

Inclusions:
Property Listed By:

none
Greater Calgary Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











