

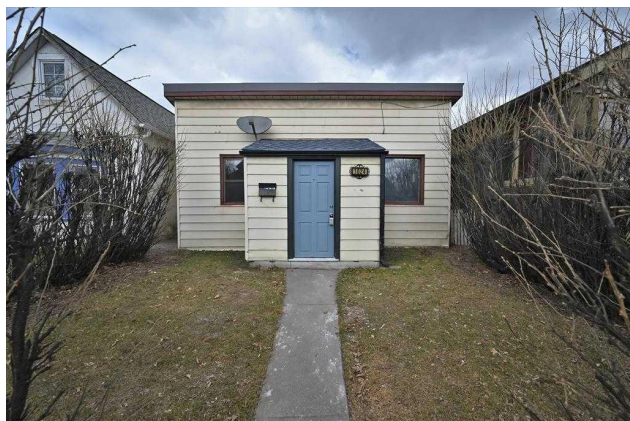


THE A-TEAM

RE/MAX FIRST

1024 18 Avenue, Calgary T2J 1L6

MLS® #: A2206800 Area: Ramsay Listing Date: 03/28/25 List Price: \$565,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1920
Finished Floor Area: 605
Lot Information: Lot Sz Ar: 2,798 sqft, Ttl Sqft: 605

DOM

6
Layout: 2 (2)
Baths: 1.0 (1 0)
Style: Bungalow

Parking

Ttl Park: 4
Garage Sz:

Access: Back Lane, Back Yard, Front Yard, Lawn
Lot Feat: Off Street, Parking Pad
Park Feat:

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air, Natural Gas
Sewer:
Ext Feat: None
Construction: Wood Frame
Flooring: Laminate
Water Source:
Fnd/Bsmt: Wood

Kitchen Appl: Electric Stove, Range Hood, Refrigerator, Washer/Dryer Stacked
Int Feat: See Remarks
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include 3pc Bathroom, Bedroom, Living Room, and Furnace/Utility Room.

Legal/Tax/Financial

Title: Fee Simple
Zoning: R-CG

Legal Desc: 4040N

Remarks

Pub Rmks: **LOCATION! LOCATION! LOCATION! CALLING ALL INVESTORS AND HOME BUYERS.** Welcome to one of Calgary's best inner city property investment opportunities! This is your chance to maximize the value of your investment dollar in the heart of popular Ramsay - just steps away from the Elbow River. Buy it as a rental property for a combination of revenue and long term land-value growth or live in it With the remarkable price point that the property is being offered at you could live here, then make the decision to build your dream home right here in the heart of one of Calgary's most cherished heritage communities! 1022 18 Ave se is also on sale, purchase both lots side by side.

Inclusions: Washer/Dryer stacked, Refrigerator, Range hood, Electric stove
Property Listed By: eXp Realty

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

