

# \$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 | 3                |
| Zoning         | R-CG             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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