

# \$734,800 - 1204 18 Street Ne, Calgary

MLS® #A2229900

**\$734,800**

2 Bedroom, 2.00 Bathroom, 1,030 sqft  
Residential on 0.14 Acres

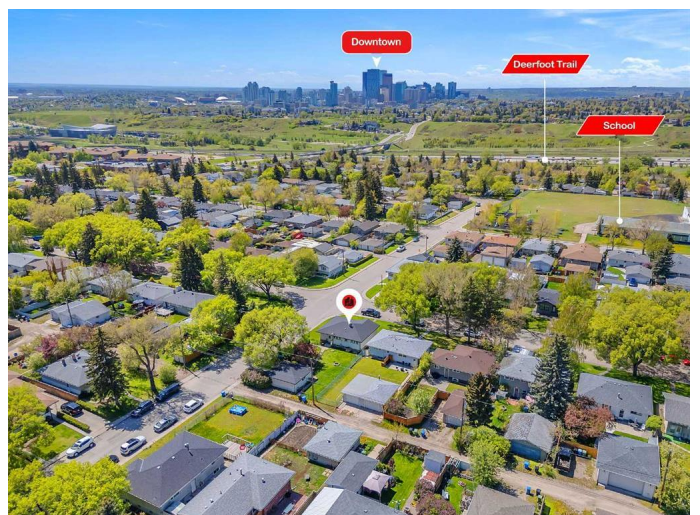
Mayland Heights, Calgary, Alberta

50' x 120' FLAT CORNER LOT (5995 SQ FT) IN A PRIME CENTRAL LOCATION!! CORNER LOT FULL OF POTENTIAL IN ZONE RCG!! Great opportunity to redevelop and build MULTI FAMILY PROJECT - 4 TOWNHOMES & 4 LEGAL SUITES (8 PLEX PROJECT) with subject to city approval. ILLEGAL BASEMENT SUITE WITH SEPARATE ENTRANCE!! DETACHED SINGLE OVERSIZED GARAGE!! The current home offers 4 BEDROOMS and 2 FULL BATHS. The main floor features a spacious living room, dining area, functional kitchen, 2 bedrooms and a full bath. The ILLEGAL BASEMENT SUITE has a separate entrance and includes 2 additional bedrooms, kitchen, full bath and rec room. There's also an OVERSIZED SINGLE DETACHED GARAGE and a big backyard space. Close to downtown, schools, shopping, transit, easy access to Hwy 1 & 2 and more. LIVE, RENT OR REBUILD—TONS OF OPTIONS HERE!

Built in 1958

## Essential Information

MLS® #	A2229900
Price	\$734,800
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,030



Acres	0.14
Year Built	1958
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	1204 18 Street Ne
Subdivision	Mayland Heights
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 4V9

### **Amenities**

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

### **Interior**

Interior Features	Laminate Counters, Separate Entrance
Appliances	Dishwasher, Electric Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

### **Exterior**

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 10th, 2025
Days on Market	36
Zoning	R-CG

**Listing Details**

Listing Office                      Real Broker

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