

# \$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 | 78              |
| Zoning         | R-CG            |

**Listing Details**

Listing Office                      Real Broker

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