

# \$769,900 - 2620 18 Street Sw, Calgary

MLS® #A2194823

**\$769,900**

4 Bedroom, 2.00 Bathroom, 1,423 sqft  
Residential on 0.12 Acres

Bankview, Calgary, Alberta

Opportunity knocks with this MID CENTURY SIDE BY SIDE DUPLEX located on a small street siding onto 26th Avenue. This 5231 ft<sup>2</sup> R-CG CORNER LOT is a perfect RENOVATION project, a great HOLDING property or an opportunity for immediate REDEVELOPMENT . This vacant property was recently being used as a rental . Each side of this complex is 710ft<sup>2</sup> + This well maintained 1422 ft<sup>2</sup> duplex has 2/3 bedrooms, large principal rooms and laundry in both sides. This charming RAISED bungalow has hardwood flooring throughout (up and down), a newer furnace on Unit "B" (2015) and both units with newer hot water tanks - Unit "A" in 2020 and Unit "B" in 2024. UNit "A" has newer cored windows in the lower level, newer flooring, open kitchen & newer bathroom. With a WALK SCORE of 83 and a BIKE SCORE of 75, this inner city property is a SHORT WALKING distance to the MARDA LOOP, South Calgary Pool & C-Space . Close to the downtown core and the great shops and restaurant on 17th Avenue, this is a great property in a fantastic location.



Built in 1954

## Essential Information

MLS® #	A2194823
Price	\$769,900
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,423
Acres	0.12
Year Built	1954
Type	Residential
Sub-Type	Duplex
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	2620 18 Street Sw
Subdivision	Bankview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4T5

### **Amenities**

Parking Spaces	2
Parking	Off Street, Stall

### **Interior**

Interior Features	See Remarks
Appliances	Dryer, Electric Stove, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance
Lot Description	Back Lane, Corner Lot, Lawn
Roof	Tar/Gravel
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 14th, 2025
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Days on Market 28  
Zoning R-CG

### **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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