2005 18 Avenue NW

Calgary | Active | MLS® A2358721

$645,000









Bedrooms	Bathrooms	Year Built	Living area
3	**1**	**1912**	**770 sq. ft.**

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A closer look

EXCEPTIONAL INNER-CITY OPPORTUNITY IN BANFF TRAIL! Situated on a desirable 40' × 120' lot (approximately 4,800 sq. ft.) with R-CG zoning and SOUTH FACING BACKYARD, this charming 1912 character home offers an excellent opportunity for homeowners, investors, and developers alike. Located in the established and highly sought-after community of Banff Trail, the property combines historic charm, a convenient central location, and exciting future redevelopment potential.

This 1.5-storey home offers over 750sq. ft. of above-grade living space, featuring 3 bedrooms, 1 full bathroom, hardwood flooring, and a functional floor plan. The main level includes a comfortable living room, kitchen, dining area, and bedroom, while the upper level accommodates two additional bedrooms. The basement provides additional usable space and storage.

The property also features a double detached garage, mature landscaping, and a generously sized backyard.

ZONED R-CG (Residential - Grade-Oriented Infill), this property presents an attractive opportunity for those considering future redevelopment, subject to City of Calgary approvals.

Walking distance to Banff Trail Park and Banff Trail Community Association. Ideally located minutes from SAIT, the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, LRT transit, parks, shopping, and downtown Calgary, this established inner-city location offers exceptional convenience and accessibility. Whether you're looking to renovate, invest, hold, or explore redevelopment possibilities, this Banff Trail property offers outstanding versatility in a desirable central Calgary neighbourhood. RMS Value was calculated to be 770 sq ft, but the total square footage with the upper level included is 1,177 sq ft (the upper level could not contribute to the RMS value due to its ceiling height). This property is not encumbered by any restrictive covenant.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2358721
Bedrooms	3
Bathrooms	1
Year Built	1912
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo

Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	1 and Half Storey
Total Living Area:	770 sq. ft.
Acreage:	No
Lot Area:	4,800 sq. ft.
Lot Frontage:	40'
Front Exposure:	North
Levels:	One and One Half
Total Rooms Above Grade:	6
Year built:	1912 (Age: 114)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8100AF
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Linoleum, Tile, Wood
Cooling:	None
Fireplaces:	0
Garage:	Yes
Garage Spaces:	2
Parking:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, On Street
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
City Quadrant:	Northwest
Community:	Banff Trail
Appliances:	Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Bedroom · 9'10" × 8'4" ·
Main Floor	Dining Room · 10'7" × 7'10" ·
Main Floor	Living Room · 16'10" × 11'7" ·
Main Floor	Kitchen · 10'9" × 10'6" ·
Upper Level	Bedroom · 13'4" × 9'3" ·
Upper Level	Bedroom · 16'9" × 12'8" ·
Basement	Furnace/Utility Room · 13'10" × 9'7" ·
Basement	Storage · 9' × 5'10" ·
Basement	Flex Space · 11'7" × 7'8" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Walking/Bike Paths
Interior Features:	No Smoking Home
Exterior Features:	Private Yard
Patio And Porch Features:	Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Lawn
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Nov 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/2005-18-avenue-nw-calgary-a2358721/

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