529 18 Avenue NW

Calgary | Active | MLS® A2349882

$850,000









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**1945**	**2,460 sq. ft.**

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Listed by 2% Realty

A closer look

OPEN HOUSES MONDAY & TUESDAY NOVEMBER 9 & 10 FROM 5:00PM - 7:00PMOPEN HOUSE SATURDAY NOVEMBER 14 FROM 12:00PM - 2:00PM*** INVESTORS, MULTI GENERATIONAL FAMILIES & REDEVELOPMENT OPPORTUNITY! Welcome to 529 18 Avenue NW, ideally located in the highly sought after community of Mount Pleasant. Situated on an exceptional 50 x 120 ft lot just a short walk from 16 Avenue, this property offers an incredible opportunity for investors, large or multi generational families, renovators, and those looking to build value in one of Calgary's established inner city communities. Spanning three levels and 2,460 sq ft, this substantial home offers 5 bedrooms and 5 bathrooms, providing plenty of space for a growing family or the potential to reimagine the existing layout to suit your needs. The home features mature landscaping and a massive heated 29'4" x 20'11" garage, offering excellent space for vehicles, storage, hobby shop, or additional flexibility for future plans. The property is zoned R-C2 Residential Contextual One/Two Dwelling, providing a range of redevelopment possibilities. The R-C2 designation allows for contextually sensitive redevelopment of single detached, semi detached and duplex homes, with opportunities for a secondary suite or backyard suite, subject to applicable City of Calgary regulations and approvals. Combined with the generous lot dimensions and inner city location, this property presents significant potential for those looking to renovate, hold, redevelop or create a property tailored to their long term goals. The location is exceptionally convenient, with 16 Avenue's restaurants, cafes, shops and amenities just minutes away. SAIT is nearby, while the University of Calgary is easily accessible. Quick access to Deerfoot Trail makes commuting throughout Calgary convenient, and downtown is only minutes away. YYC International Airport is also a short drive from the property. Whether you are looking for a spacious home for a large or multi generational family, an investment property with redevelopment potential, or an inner city project to transform, 529 18 Avenue NW offers a rare combination of lot size, existing space, zoning flexibility and location. Opportunities like this in Mount Pleasant do not come along often.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2349882
Bedrooms	5
Bathrooms	5
Year Built	1945
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale

Suite:	Yes
Num Legal Suites:	0
Num Illegal Suites:	1
Home Style:	3 (or more) Storey
Total Living Area:	2,460 sq. ft.
Acreage:	No
Lot Area:	5,995 sq. ft.
Lot Frontage:	50'
Front Exposure:	North
Unit Exposure:	North, South
Levels:	Three Or More
Total Rooms Above Grade:	9
Year built:	1945 (Age: 81)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	1
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:5, Half:0)
Num Ensuite Baths:	0
Plan:	2934O
Heating:	In Floor
Basement:	Full, Finished, Walk Up
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Carpet, Wood
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement, In Unit, Laundry Room, Lower Level, Main Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Electric Stove, Microwave, Refrigerator
Inclusions:	washer X2 & dryer X2
Restrictions:	None Known
Main Floor	Family Room · 14'7" × 13'5" ·
Main Floor	Living Room · 10'9" × 10'9" ·
Main Floor	Kitchen · 14'1" × 8'5" ·
Main Floor	Dining Room · 15' × 11'4" ·
Main Floor	Bedroom · 12'4" × 9'3" ·
Main Floor	Laundry · 4'4" × 3'3" ·
2nd Floor	Bedroom · 14'9" × 12'4" ·
2nd Floor	Bedroom · 11'5" × 8'9" ·
2nd Floor	Bedroom · 10'10" × 10'1" ·

3rd Floor	Bonus Room · 23'10" × 12'5" ·
Lower Level	Mud Room · 7'9" × 6'5" ·
Basement	Kitchenette · 14'1" × 12'10" ·
Basement	Bedroom · 21'10" × 8'5" ·
Basement	Laundry · 13'11" × 7'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Storage
Exterior Features:	Private Entrance, Private Yard, Storage
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Many Trees, Private, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/529-18-avenue-nw-calgary-a2349882/

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