

# \$2,999,999 - 2504 18 Street Nw, Calgary

MLS® #A2238958

**\$2,999,999**

0 Bedroom, 0.00 Bathroom, 5,158 sqft

Multi-Family on 0.00 Acres

Capitol Hill, Calgary, Alberta

Incredible income-generating opportunity on a corner lot in sought-after Capitol Hill—ideal for students, professionals, and healthcare workers. This stucco-exterior property features 4 income-generating units, including illegal mother-in-law suites with separate entrances. The main floor includes a kitchen, family room, nook, and powder room, while the top floor boasts a primary bedroom with full ensuite, two additional bedrooms, full bathroom, and laundry. The lower-level illegal mother-in-law suite includes a bedroom, full bath, kitchen, and living room with private entrance. Enjoy high-efficiency HVAC systems, a four-car detached garage, and unbeatable proximity to downtown, public transit, Foothills Hospital, Children’s Hospital, the University of Calgary, SAIT, Confederation Park Golf Course, and scenic walking and biking paths.

Built in 2025

## Essential Information

|                |              |
|----------------|--------------|
| MLS® #         | A2238958     |
| Price          | \$2,999,999  |
| Bathrooms      | 0.00         |
| Square Footage | 5,158        |
| Acres          | 0.00         |
| Year Built     | 2025         |
| Type           | Multi-Family |
| Sub-Type       | 4 plex       |



|        |          |
|--------|----------|
| Style  | 2 Storey |
| Status | Active   |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 2504 18 Street Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M3T6            |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 36              |
| Zoning         | H-GO            |

**Listing Details**

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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