



## 2504 18 Street NW, Calgary, Alberta - \$2,899,999



Main Photo

### Property Description

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. Seller will consider selling units separately.

### REALTOR Referral





REALTOR®

**Mobile:** N/A

**Email:** N/A

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