

# \$775,000 - 112 18 Avenue Ne, Calgary

MLS® #A2268706

**\$775,000**

1 Bedroom, 1.00 Bathroom, 730 sqft  
Residential on 0.14 Acres

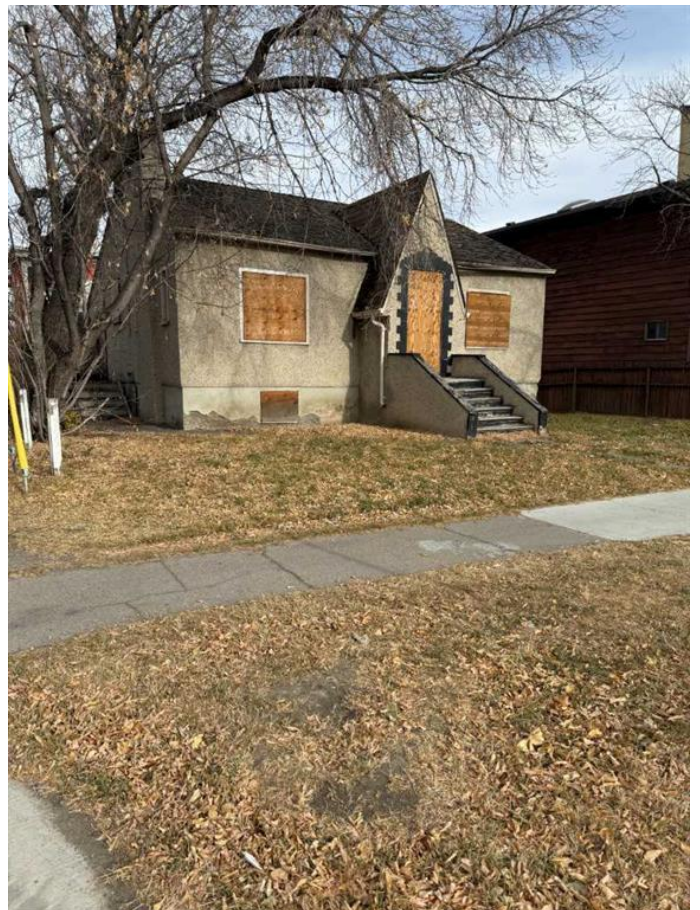
Tuxedo Park, Calgary, Alberta

Exceptional opportunity for builders, developers, and savvy investors to secure a 50' x 120' (15.24m x 38.1m) M-C1 zoned lot in one of Calgary's most desirable and rapidly redeveloping inner-city neighbourhoods. With multi-residential zoning already in place and side/back alley access, this property offers endless potential for row housing, townhomes, or a small apartment project – a perfect chance to capitalize on strong infill demand in a high-growth corridor. Located steps away from Centre Street, just minutes from downtown, with easy access to public transit, major roadways, restaurants, shops, and schools, this site combines urban convenience with exceptional development opportunities. Priced very well compared to other lots in the area, opportunities like this are becoming rare in Tuxedo Park. Don't miss out on this incredible investment!

Built in 1943

## Essential Information

MLS® #	A2268706
Price	\$775,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	730
Acres	0.14
Year Built	1943



Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	112 18 Avenue Ne
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1M9

### **Amenities**

Parking Spaces	2
Parking	None

### **Interior**

Interior Features	See Remarks
Appliances	None
Heating	None
Cooling	None
Has Basement	Yes
Basement	Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle, Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 4th, 2025
Zoning	M-C1

### **Listing Details**

Listing Office	eXp Realty
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