

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

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MLS® #A2238958

**\$2,999,999**

0 Bedroom, 0.00 Bathroom, 5,108 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 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 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. Call Kam Nijjar today for more information on this exceptional investment opportunity in Capitol Hill!



Built in 2025

## Essential Information

MLS® #	A2238958
Price	\$2,999,999
Bathrooms	0.00
Square Footage	5,108
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
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### Additional Information

Date Listed	July 10th, 2025
Days on Market	7
Zoning	H-GO

### Listing Details

Listing Office	TREC The Real Estate Company
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