

\$774,900 - 639 18 Avenue Ne, Calgary

MLS® #A2265644

\$774,900

2 Bedroom, 2.00 Bathroom, 834 sqft

Residential on 0.12 Acres

Winston Heights/Mountview, Calgary, Alberta

Prime Development Opportunity - Approved Triplex in Winston Heights/Mountview. Turnkey Development Ready for Construction
Rare opportunity to acquire a fully-approved development permit for a 3-unit rowhouse complex with legal secondary suites on a prime corner lot. This shovel-ready project offers exceptional value in one of Calgary's most desirable inner-city communities.

Approved Unit Specifications

Three Luxury Rowhouses - Each unit

approximately 2,536-2,540 sq ft

4 Bedrooms | 3.5 Bathrooms | 4 Levels

Lower Level: Legal secondary suite with bedroom, full bath, living area & mechanical room

Main Floor: Open-concept living/dining, kitchen with island, powder room, suite foyer

Upper Floor: Two bedrooms, full bathroom, private terrace (135 sq ft)

Penthouse: Master suite with walk-in closet & ensuite, family room, mechanical room

Key Development Features

Four-Car Heated Garage with individual overhead doors

Total 6 Units: 3 main homes + 3 legal secondary suites

Solar-Ready with conduit infrastructure

EV Charging Capable (40A, 240V circuits)

Contemporary Design: Architectural panels, stucco, metal accents

Energy Efficient: Spray foam insulation, 2-hour



firewall separation

Prime contender for MLI Select - favorable

financing potential

Prime Corner Location

Dual frontage on 6 Street NE & 18 Avenue NE
(collector road)

Minutes to downtown Calgary

Walking distance to amenities, transit, parks &
schools

Established, walkable community with
character

Development Details

Total Building Area: 7,614 sq ft

Density: 59.51 units/hectare (optimal)

Parking: 4 stalls (exceeds requirements)

Zoning: R-CG (Residential Grade-Oriented
Infill)

Perfect For

Developers & builders seeking turnkey
inner-city projects | Investors wanting premium
rental income | Those capitalizing on Calgary's
strong housing market

Why This Project

Approved & Ready: Development Permit
approved - skip months of planning

Revenue Potential: 6 units generate strong
cash flow

Modern Design: Meets demand for multi-level
urban housing

Future-Ready: Solar & EV infrastructure
included

Financing Advantage: Strong MLI Select
candidate for optimal terms

Complete architectural drawings, engineering
reports, and city approvals included. Existing
structures to be removed per approved plans.
Complete development permit packages and
project details!

Built in 1948

Essential Information

MLS® #	A2265644
Price	\$774,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	834
Acres	0.12
Year Built	1948
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	639 18 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1N7

Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Other
Lot Description	Back Lane
Roof	Asphalt Shingle



Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	3
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Complete Realty
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