

2504 18 Street NW
Calgary, Alberta

MLS # A2238958



\$2,999,999

Division:	Capitol Hill		
Type:	Multi-Family/4 plex		
Style:	2 Storey		
Size:	5,108 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	-		
Lot Size:	-		
Lot Feat:	-		

Heating:	-	Bldg Name:	-
Floors:	-	Water:	-
Roof:	-	Sewer:	-
Basement:	-	LLD:	-
Exterior:	-	Zoning:	H-GO
Foundation:	-	Utilities:	-
Features:	-		

Inclusions: Fridge, Range, Dishwasher, Hood fan, Washer, Dryer

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!