



**GRASSROOTS**  
REALTY GROUP

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**1404 18 Avenue NW**  
**Calgary, Alberta**

**MLS # A2240249**



**\$799,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,059 sq.ft.	<b>Age:</b>	1928 (97 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Kitchen Island, Pantry		

**Inclusions:** 2nd Washer, 2nd Dryer, 2nd Refrigerator

Don't miss this charming 1928 bungalow in sought-after Capitol Hill, situated on a large, beautifully landscaped corner lot. This character-filled home blends vintage warmth with modern updates. The main floor offers two bedrooms, a bright and spacious white kitchen with striking black granite countertops, and original hardwood floors that bring timeless appeal. The updated three-piece bathroom features a sleek tile and glass shower. A generous living room and versatile flex space, ideal as an office, den, or reading nook, complete the upper level. Step outside to a large, shared backyard oasis with a high wood privacy fence, lush landscaping, and an expansive wood deck, partially enclosed and adorned with a vibrant mural, perfect for relaxing or entertaining. An exposed aggregate patio and walkway connect the house to the double detached garage, adding style and function to the outdoor space. Ample apron and RV parking adds to the practicality. The upstairs unit includes its own laundry for added convenience. The spacious illegal basement suite features two bedrooms, a large living area, a full kitchen, a three-piece bathroom, and its own washer and dryer, offering flexibility for multi-generational living or potential rental income. This unique home combines historic charm, a thoughtful layout, and an unbeatable inner-city location.