



GRASSROOTS
REALTY GROUP

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317 18 Avenue NW
Calgary, Alberta

MLS # A2240412



\$575,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	557 sq.ft.	Age:	1912 (113 yrs old)
Beds:	1	Baths:	1
Garage:	Alley Access, Off Street, On Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Wood Counters		

Inclusions: N/A

Welcome to this gorgeous character home nestled in the highly sought-after neighborhood of Mount Pleasant. Bursting with charm and warmth, this inviting bungalow effortlessly blends vintage appeal with thoughtful modern upgrades. Step inside to discover 9-foot ceilings and stunning wide plank white oak hardwood floors, creating a light and airy atmosphere that complements the home's original character. The main floor features a cozy one-bedroom, one-bathroom layout. The lovely front porch offers a serene space to unwind with a coffee or enjoy a quiet evening, while the large unfinished basement presents a blank canvas for your personal touch. The home has undergone numerous updates for peace of mind, including updated electrical and plumbing, new sewer and water mains (2019), a newer roof with architectural shingles (2019), a high-efficiency furnace (2020), and a new washer and dryer (2022). Located on an excellent, quiet street, this gem is just moments from schools, parks, shopping, and all the vibrant offerings of inner-city living. Whether you're a first-time buyer, investor, or simply someone who appreciates character homes, this Mount Pleasant beauty is a rare opportunity you won't want to miss.