



GRASSROOTS
REALTY GROUP

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1011 18A Street NE
Calgary, Alberta

MLS # A2252907



\$586,900

Division:	Mayland Heights		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,042 sq.ft.	Age:	1959 (66 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Parking Pad, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows		

Inclusions: none

***** This IS the Neighbourhood DEAL ***** One of THE least expensive Single Family Detached homes in MAYLAND today *****
Welcome to 1011 – 18A Street NE, in the vibrant community of Mayland Heights – Calgary's inner-city gem! Perfectly located, with easy access to major highways and just minutes to the downtown core, this neighbourhood is cherished for its unbeatable convenience and strong sense of community. Families will love being within a short walk to multiple elementary schools, (including Belfast School & it's public playground) a junior high, as well as the Deerfoot Athletic Park and an array of scenic bike and walking paths. Daily life is made even easier with a grocery store, convenience stores, restaurants, clinics, and drugstores just one block away. This rock-solid 1,042 sq. ft. four-bedroom bungalow has been lovingly maintained, thoughtfully upgraded & is bathed in natural light on the main floor. Of the many upgrades, this home features approx \$10,000 worth of high quality, triple-pane windows throughout, enhancing warmth, energy efficiency, and peaceful quiet inside. The renovated kitchen and main floor bathroom blend modern convenience with timeless character. The main floor living room, hallway and dining room are complemented by original oak hardwood flooring. A set of newer stainless steel appliances elevates the kitchen, making it a joy for cooking and entertaining. Head down to this fully finished basement area that boasts new carpeted flooring & fresh paint in the large family room / flex room area. This will be a great area for the kids to play, or set up that home gym and home office. Extended family will appreciate the 4th bedroom (with legal Egress Window) and a 3 pc bath on this level as well. A cold room at the end of the hall and more storage in the utility room. With a side

entrance, this layout offers the potential for future, separate living space for extended family or a roommate. (AirBNB or extended family living space) Outside, the spacious "WEST facing" yard offers a concrete patio perfect for summer gatherings & plenty of year round Alberta Sun. A large 24' x 24' two-car garage, and a gravel parking pad for additional vehicles or RV storage. All of this is nestled on a tranquil, tree-lined street that reflects the youthful and welcoming vibe of Mayland Heights. If you're looking for a home that combines inner-city accessibility, community charm, and solid upgrades, (on a 120 ft deep lot) this bungalow is ready to impress.