



GRASSROOTS
REALTY GROUP

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826 18 Avenue NW
Calgary, Alberta

MLS # A2271052



\$699,900

Division:	Mount Pleasant		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,762 sq.ft.	Age:	1999 (26 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Treadmill, Stair lifts

Offered for sale by the original owner, this lovely attached home is on a quiet street in the heart of Mount Pleasant. The floor plan is excellent and offers the chance to upgrade finishes, personalize paint/decor, and work with an incredibly well built home (while not spending money on structural changes). A formal entry leads to an open concept main level with formal living/dining spaces, rich oak hardwood floors, gas fireplace, and 2-piece bath. The custom kitchen is perfectly planned with a nice sized island, pantry, complete appliance package, oak cabinets, and plenty of storage. Upstairs has the perfect 3-bedroom configuration with 2 big rooms, a 4-piece bath, plus large primary retreat with ensuite + walk-in closet. The lower level is partially finished and very usable as storage, a home gym, or kids playroom. Don't miss the handy mud room, vaca-flow system, fabulous garden's, private back deck, and double detached garage with attic storage. This location + price point is very hard to come by.