



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1325 18 Avenue NW
Calgary, Alberta

MLS # A2272712



\$585,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,081 sq.ft.	Age:	1947 (78 yrs old)
Beds:	2	Baths:	1
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: N/A

Charming character home in a great Capitol Hill location. This well-loved one-and-a-half-storey sits on a generous 4,800 sq. ft. lot and offers a bright main floor with a comfortable living room and dining area surrounded by windows. The kitchen on the opposite side is compact, functional, and has everything you need. A full four-piece bathroom is conveniently located at the bottom of the stairs. Upstairs are two bedrooms that can easily double as an office or hobby room. At the back of the home, an oversized mudroom and laundry area open to a large, south-facing backyard. The 4,800 sq. ft. lot provides plenty of outdoor space, with a double detached garage and still room left for a yard or garden. Confederation Park is only four blocks to the north, and SAIT and North Hill Mall are close by to the south. Plus, you're just 10 minutes from downtown and about 15 minutes from the airport—an ideal location for convenience and easy commuting.