



GRASSROOTS
REALTY GROUP

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835 18 Avenue NW
Calgary, Alberta

MLS # A2273536



\$640,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,113 sq.ft.	Age:	1945 (80 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Garage Door Opener, Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Rectangular Lot, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, See Remarks, Soaking Tub, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	N/A		

Open House Saturday, December 6; 11:00 - 1:00 Big things truly do come in small packages at this extensively renovated 1945 home in the heart of Mount Pleasant. Located on a quiet, tree-lined street, this 3-bedroom, 2.5-bathroom home offers the perfect blend of character and modern comfort in a highly walkable, family-friendly community. You'll find yourself in the centre of several schools, SAIT, the Mount Pleasant community association and outdoor pool, Confederation Park, and major routes that take you quickly downtown. Outside, the home's original charm has been thoughtfully preserved, while the interior has been updated for today's lifestyle. The comprehensive renovation brought this property up to modern standards, including quartz countertops, stainless steel appliances, chic tile, and an open, functional main-floor layout. Upstairs, 9-foot ceilings in the bedrooms create a bright, airy feel that makes the home live much larger than its footprint suggests, making it ideal for a young professional, couple, or growing family looking for an entry point into a vibrant inner-city neighbourhood. Mechanical upgrades include a new high-efficiency furnace with humidifier, a new sump pump, and a newer washer and dryer, complementing the kitchen appliance package and delivering a truly turnkey experience. Two full bathrooms plus a convenient half bath make day-to-day living easy, and the beautiful clawfoot soaker tub is a thoughtful nod to the heritage of this charming home. Unique among homes in the neighbourhood, a walk-up basement entrance offers valuable flexibility for a home office, guest area, recreation space, or additional storage. Outside, you will find a quaint, well-kept backyard that is perfect for relaxing or entertaining, along with a single garage for secure parking and extra utility. Charm your neighbours with the

mural on the garage door and instantly connect with the surrounding community. If you are looking for an affordable, move-in-ready home in a central, established neighbourhood without sacrificing character or comfort, this Mount Pleasant gem is ready to welcome you home. Call today for your private viewing!