



**GRASSROOTS**  
REALTY GROUP

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**1022 18 Avenue  
Calgary, Alberta**

**MLS # A2276130**



**\$725,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	946 sq.ft.	<b>Age:</b>	1906 (119 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** none

Welcome to this charming, newly renovated 2-bedroom, 1-bath home located in the highly sought-after Ramsay area of Calgary. Perfectly suited for first-time buyers, investors, professionals, or anyone seeking a low-maintenance, move-in-ready space, this cozy home offers a bright and airy living environment with modern updates throughout. The layout features a spacious living area, updated flooring, fresh paint, and a contemporary kitchen and bathroom. Both bedrooms are generously sized, providing ample natural light and comfort. The home also includes a detached garage, offering secure parking and additional storage space. Located in a vibrant and historic neighborhood, this property is just minutes from downtown Calgary, local parks, cafes, and more, making it the ideal place to call home. Don't miss out on this fantastic opportunity—book your showing today! INVESTORS 1024 18 AVE is also on sale, great opportunity to purchase homes side by side