



**1011 18a Street NE**  
**Calgary, Alberta**

**MLS # A2294363**



**\$549,900**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1959 (67 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks, Separate Entrance		

**Inclusions:** none

Welcome to 1011 18A Street NE &mdash; Where Mayland Heights Charm Meets Move In Ready Living! If you've been searching for a home that truly has it all &mdash; a vibrant inner city community, a family friendly street, and a long list of meaningful upgrades &mdash; your search just ended. Nestled on a quiet, tree lined street in the heart of Mayland Heights, this lovingly maintained bungalow is ready for its next family. With 3 bedrooms upstairs plus a bonus room in the fully finished basement that is perfect for guests, a home office, or a kids retreat, there's room to spread out, make memories, and truly settle in. Let's talk upgrades, because this home delivers. The kitchen was fully remodeled in 2024 with brand new appliances, and the upstairs bathrooms were completely renovated in 2020. Every light fixture in the home has been replaced, and both the interior and exterior have been freshly painted. The staircase flooring and basement carpet are both new (2025 & 2024), and the big ticket items are already done too. New sewer and water lines (2022), an upgraded electrical panel, and triple pane windows throughout (2019) that keep things cozy and quiet year round. Outside, you'll love the spacious west facing yard, concrete patio, and a brand new RV pad (2025) plus a double detached garage with extra parking. Whether it's summer BBQs or weekend adventures, this backyard has you covered. And the location? Hard to beat. Walk to multiple elementary schools, a junior high, parks, transit, shops, and restaurants. This neighbourhood is genuinely wonderful for families, and it shows the moment you turn onto the street. Homes like this, truly updated, move in ready, and full of heart, don't last long in Mayland Heights. Come see it for yourself!