



912A 18 Street NE
Calgary, Alberta

MLS # A2303737



\$409,000

Division:	Mayland Heights		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	885 sq.ft.	Age:	1960 (66 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Separate Entrance, Storage		

Inclusions: NA

Welcome to this charming, fully updated half duplex in sought-after Mayland Heights—with no condo fees—offering over 1,700 +sq ft of developed living space with 3 bedrooms, an office, and 2 full bathrooms. Pride of ownership is evident throughout with quality upgrades including flooring, paint, and many newer windows upstairs, plus a fully renovated basement featuring a bedroom, full bathroom, laundry, office, family room, and flex room. Major improvements include a new electrical panel (2024), updated basement plumbing and Hot Water Tank (2024), Shingles (2020) and added attic insulation for improved efficiency and year-round comfort. The bright kitchen is functional and welcoming, while numerous upstairs windows fill the main living areas with natural light. The fully developed basement with a separate entrance significantly expands the living space and offers excellent potential. Step outside to a private, fully fenced and landscaped backyard with rear parking for two vehicles. Ideally located with quick access to shopping, Deerfoot Trail, and downtown—this is a standout opportunity in a convenient inner-city location.