



**628 18 Avenue NW  
Calgary, Alberta**

**MLS # A2144259**



**\$849,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,262 sq.ft.	<b>Age:</b>	1912 (112 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Garage Door Opener, Single Garage Detached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Landscaped, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

OPEN HOUSE ON FRIDAY, JULY 5, FROM 2PM TO 6PM. Welcome to your dream home in the heart of Calgary! This charming character house has 2262 sq ft and located on a 45 ft x 120 ft lot for your development. Why buy a 1 million dollar house on a small lot, when you can wine and dine your friends and family and be the envy of conversation for buying a home and investment property all at the same time. Located in a quiet, tree-lined street, this stunning property exudes old-world charm with a beautiful solarium and a spacious living, dining, and family room with a cozy fireplace on the main floor. NEW FIXTURES. NEW DECK. The warm and inviting house includes stainless steel appliances, hardwood floors, and plenty of natural light. New glass shower door and tile flooring in main level bathroom. The upper level bathroom features new tile flooring. The 3 bedrooms upstairs are spacious and feature large walk-in closets for plenty of storage, with additional storage available in the undeveloped basement. The master bedroom features a wonderful private solarium. Step outside and enjoy the deck and BBQ area for summer gatherings. The single-car garage provides secure parking. Enjoy easy access to public transportation, schools, parks, SAIT, hospitals, and all the amenities that downtown Calgary has to offer. Don't miss the opportunity to make this stunning character house your home.