

# \$560,000 - 317 18 Avenue Nw, Calgary

MLS® #A2252344

**\$560,000**

1 Bedroom, 1.00 Bathroom, 557 sqft

Single Family on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this gorgeous character home nestled in the highly sought-after neighborhood of Mount Pleasant. Bursting with charm and warmth, this inviting bungalow effortlessly blends vintage appeal with thoughtful modern upgrades. Step inside to discover 9-foot ceilings and stunning wide plank white oak hardwood floors, creating a light and airy atmosphere that complements the home's original character. The main floor features a cozy one-bedroom, one-bathroom layout. The lovely front porch offers a serene space to unwind with a coffee or enjoy a quiet evening, while the large unfinished basement presents a blank canvas for your personal touch. The home has undergone numerous updates for peace of mind, including updated electrical and plumbing, new sewer and water mains (2019), a newer roof with architectural shingles (2019), a high-efficiency furnace (2020), and a new washer and dryer (2022). Located on an excellent, quiet street, this gem is just moments from schools, parks, shopping, and all the vibrant offerings of inner-city living. Whether you're a first-time buyer, investor, or simply someone who appreciates character homes, this Mount Pleasant beauty is a rare opportunity you won't want to miss. (id:6289)

Built in 1912

## Essential Information



Listing #	A2252344
Price	\$560,000
Bedrooms	1
Bathrooms	1.00
Square Footage	557
Acres	0.07
Year Built	1912
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

### Community Information

Address	317 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
Province	Alberta
Postal Code	T2M0T4

### Amenities

Amenities	Park, Schools, Shopping
Features	Back lane, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad, Street

### Interior

Appliances	Washer, Refrigerator, Oven - Electric, Dryer, Window Coverings
Heating	Natural gas Forced air
Cooling	None
# of Stories	1

### Exterior

Exterior	Wood siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

### Listing Details

Listing Office	CIR Realty
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