



## 915 18 Avenue Calgary Alberta

\$814,900

Location, Location, Location! Nestled on a quiet, tree-lined street in Lower Mount Royal, this charming 1912 two-storey home is just steps from vibrant 17th Avenue SW with its trendy shopping, chic restaurants, bars, and cafes. A walk score of 99, the location is truly unmatched. This beautifully renovated home offers 2 bedrooms and 2 bathrooms, perfect for professionals, artists, or young families. Step inside and be greeted by a formal foyer that leads to a spacious living room with a bay window and a cozy dining room. The newly renovated kitchen features an eating area and new hardwood flooring throughout. Upstairs, you'll find a luxurious master bedroom with a walk-in closet and a modern ensuite bath. The second bedroom, equipped with a Murphy bed and built-in bookcases, is perfect as a guest room or study. A standout feature of this home is the large studio space with vaulted ceilings, offering nearly 300 square feet for a family room, office, or artist's studio. Enjoy the newly landscaped backyard (2020) with patio stones and a fresh garden area, plus the convenience of a large concrete parking pad at the rear. The home boasts numerous infrastructure updates, including a new roof (2015), a newer boiler, and updated electrical. The lower level is undeveloped, providing even more potential. Just minutes from downtown, this home offers a fantastic opportunity to live in an inner-city neighborhood. This heritage home was the long-term residence of famed Alberta artist John Snow, and his original printing press remains for the new owner to appreciate. The home is eligible for heritage grants for preservation efforts from the city and/or province. Plus, the DC zoning allows for easy conversion for dual residential and office use, as seen with nearby businesses. Don't miss out on this unique and charming home—book your private viewing today! (id:6769)

3pc Bathroom 3.18 M x 1.47 M  
4pc Bathroom 1.93 M x 2.29 M  
Bedroom 3.18 M x 3.30 M  
Primary Bedroom 5.23 M x 3.35 M  
Other 1.55 M x 2.19 M  
Laundry room 2.44 M x 3.41 M

Other 5.03 M x 7.54 M  
Breakfast 2.57 M x 3.18 M  
Dining room 3.28 M x 4.29 M  
Family room 5.26 M x 5.11 M  
Foyer 2.11 M x 3.71 M  
Kitchen 2.69 M x 3.20 M

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Storage 2.49 M x 2.82 M

Living room 4.19 M x 4.09 M