



## 729 18 Avenue Calgary Alberta

\$729,000

Welcome to this beautifully updated 3-bedroom bungalow, nestled on a tranquil, tree-lined street in the highly sought-after community of Mount Pleasant. Situated on a generous 37.5 by 120-foot lot, this home offers both space and privacy in a prime location. Step inside to discover an inviting open-concept layout with vaulted ceilings and rich hardwood floors throughout the main level. The heart of the home is the chef-inspired kitchen, complete with custom cabinetry, granite countertops, a large island with a double sink, and premium appliances, including a built-in Subzero refrigerator, stainless steel Thermador Range & Cooktop, Miele hood fan, and built-in dishwasher. The kitchen seamlessly connects to the dining area, creating the perfect space for cooking and hosting. From the kitchen, you'll find a cozy family room that opens to a private, south-facing backyard - ideal for outdoor living. The backyard features a beautiful brick patio, a fire pit, and plenty of space for entertaining and relaxation. The main floor also includes two spacious bedrooms and a tastefully renovated 3-piece bathroom with heated tile floors, a custom-tiled shower and vanity. The fully finished basement provides additional living space, featuring a large family room, an extra bedroom, a den/office that can easily be used as a fourth bedroom, a 4-piece bathroom with heated tile floors, and a generous laundry room. For added convenience, the oversized double garage is heated and includes a large workspace with skylights - perfect for hobbies or projects. Recent updates such as a new windows, furnace, hot water tank, and central vacuum system ensure modern comfort and efficiency. Located just a short drive from downtown, this neighbourhood has everything you need—lush parks and winding pathways in Confederation Park, convenient transit options, top-rated schools, and shopping within a le...

Family room 17.67 Ft x 11.25 Ft

Den 11.25 Ft x 5.92 Ft

Bedroom 11.00 Ft x 10.17 Ft

4pc Bathroom 8.17 Ft x 6.92 Ft

Laundry room 11.00 Ft x 10.17 Ft

Foyer 4.92 Ft x 3.67 Ft

Kitchen 14.75 Ft x 10.50 Ft

Living room 19.42 Ft x 11.17 Ft

Dining room 13.00 Ft x 8.83 Ft

Primary Bedroom 11.92 Ft x 8.33 Ft

Bedroom 11.17 Ft x 8.42 Ft

3pc Bathroom 9.58 Ft x 5.17 Ft

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

Listing Presented By:



Originally Listed by:  
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