



## 1011 18A Street Calgary Alberta

\$597,000

( Public Open House Saturday Sept 6th - 1:00 to 3:30 pm ) Welcome to 1011 - 18A Street NE, in the vibrant community of Mayland Heights -- Calgary's inner-city gem! Perfectly located, with easy access to major highways and just minutes to the downtown core, this neighbourhood is cherished for its unbeatable convenience and strong sense of community. Families will love being within a short walk to multiple elementary schools, ( including Belfast School & it's public playground ) a junior high, as well as the Deerfoot Athletic Park and an array of scenic bike and walking paths. Daily life is made even easier with a grocery store, convenience stores, restaurants, clinics, and drugstores just one block away. This rock-solid 1,042 sq. ft. four-bedroom bungalow has been lovingly maintained, thoughtfully upgraded & is bathed in natural light on the main floor. Of the many upgrades, this home features newer triple-pane windows throughout, enhancing warmth, energy efficiency, and peaceful quiet inside. The renovated kitchen and main floor bathroom blend modern convenience with timeless character. The main floor living room, hallway and dining room are complemented by original oak hardwood flooring. A set of newer stainless steel appliances elevates the kitchen, making it a joy for cooking and entertaining. Head down to this fully finished basement area that boasts new carpeted flooring & fresh paint in the large family room / flex room area. This will be a great area for the kids to play, or set up that home gym and home office. Extended family will appreciate the 4th bedroom ( with legal Egress Window ) and a 3 pc bath on this level as well. A cold room at the end of the hall and more storage in the utility room. With a back entrance, this layout offers the potential for future, separate living space for extended family or a roommate. Outside, the spacious "WEST facing" ...

Bedroom 9.33 Ft x 11.08 Ft  
Family room 8.67 Ft x 20.33 Ft  
Other 13.17 Ft x 18.08 Ft  
Cold room 12.92 Ft x 4.00 Ft  
Furnace 12.92 Ft x 14.25 Ft  
3pc Bathroom .00 Ft x .00 Ft

Dining room 8.92 Ft x 10.75 Ft  
Kitchen 11.75 Ft x 10.17 Ft  
Bedroom 13.08 Ft x 8.75 Ft  
Primary Bedroom 13.00 Ft x 10.00 Ft  
Bedroom 10.33 Ft x 9.00 Ft  
4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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