



# 317 18 Avenue Calgary Alberta

\$520,000

OPEN HOUSES THIS SATURDAY AND SUNDAY (FEB 7-8) FROM 12-2!!! 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, need an incredible Airbnb, or simply someone who appreciates character homes, this Mount Pleasant beauty is a rare opportunity you won't want to miss. (id:6769)

3pc Bathroom 7.92 Ft x 6.08 Ft

Primary Bedroom 8.00 Ft x 16.00 Ft

Dining room 10.08 Ft x 9.67 Ft

Kitchen 14.00 Ft x 8.58 Ft

Living room 10.08 Ft x 10.17 Ft

Other 8.83 Ft x 7.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

**RE/MAX Realty Professionals**

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