

\$549,900 - 324 18 Avenue Nw, Calgary

MLS® #A2108534

\$549,900

2 Bedroom, 1.00 Bathroom, 723 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

Hello Gorgeous! This home in the unbeatable location to live in, rent out, and/or redevelop in the Desirable Inner City Community of Mount Pleasant is ready and waiting for you! This 723 SQFT, 2 bedroom cute character home features a good sized living area as you enter the home with original hardwood flooring and large front window allowing for all that south facing natural light to spill in. The upgraded newer kitchen has a gas range, newer appliances and lots of cupboard space for storage. Two bedrooms are located at the front and rear of the home as well as a 4 piece bath to finish off this level. Heading to the basement one room has been developed and is currently being used as an office. Laundry and ample room for storage can be found in the unfinished area of the basement.

This home is filled with character and charm with its beautiful original doors & hardware, hardwood floors and cozy feel. A large fully fenced backyard with deck as well as an oversized heated Double Rear lane garage complete 220 Volt wiring. Zoned RC-2 and currently tenant occupied the options are endless! Mount Pleasant is perfectly located minutes from schools, SAIT, the Jubilee Auditorium, Shopping and a short commute to downtown.

Built in 1930

Essential Information



MLS® #	A2108534
Price	\$549,900
Sold Price	\$612,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	723
Acres	0.10
Year Built	1930
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	324 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0T3

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, On Street, Oversized

Interior

Interior Features	Laminate Counters, No Smoking Home
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Lawn, Private,

	Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	February 28th, 2024
Days on Market	2
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.