

# \$725,000 - 621 18 Avenue Nw, Calgary

MLS® #A2146192

**\$725,000**

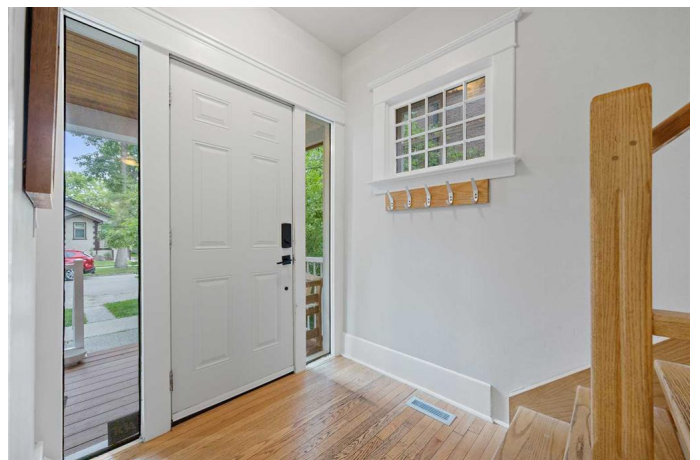
4 Bedroom, 2.00 Bathroom, 1,301 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this charming turn-of-the-century home in desirable Mount Pleasant. This cozy abode highlights hardwood flooring throughout and an open-concept layout that seamlessly connects the living room, dining area, and kitchen, creating a warm and inviting atmosphere. The well-equipped kitchen, overlooking the rear yard, boasts modern concrete counters and a convenient breakfast bar for casual dining. Completing the main level is a 2-piece bathroom and a large mudroom with a walk-in pantry. Upstairs, you'll find three bedrooms, with the primary bedroom standing out for its generous size relative to the home. The family bath has been tastefully upgraded, adding a touch of modern design. A fully developed lower level offers additional living space for relaxation and entertainment. Enjoy the summer in the sunny south rear yard, featuring double decks with plenty of room for patio furniture plus raised flower/vegetable beds for the person with a green thumb. A double garage provides extra storage plus shelter for your cars during the colder weather. This home has been lovingly maintained and boasts numerous upgrades, including all-new exterior Hardie Board siding, a new front deck, steps, rails, and more. Situated on a lovely tree-lined street, this move-in-ready timeless abode perfectly blends character and modern comforts, making it an ideal place to create lasting memories.

Built in 1917



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2146192    |
| Price          | \$725,000   |
| Sold Price     | \$825,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 1           |
| Half Baths     | 1           |
| Square Footage | 1,301       |
| Acres          | 0.07        |
| Year Built     | 1917        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

## Community Information

|             |                  |
|-------------|------------------|
| Address     | 621 18 Avenue Nw |
| Subdivision | Mount Pleasant   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2M 0T9          |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Built-in Features, Jetted Tub, Open Floorplan                                     |
| Appliances        | Dishwasher, Dryer, Electric Range, Garburator, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                       |
| Cooling           | None                                                                                             |
| Has Basement      | Yes                                                                                              |
| Basement          | Full, Partially Finished                                                                         |

## Exterior

|                   |        |
|-------------------|--------|
| Exterior Features | Garden |
|-------------------|--------|

|                 |                          |
|-----------------|--------------------------|
| Lot Description | Back Yard                |
| Roof            | Asphalt Shingle          |
| Construction    | Vinyl Siding, Wood Frame |
| Foundation      | Poured Concrete          |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2024 |
| Date Sold      | July 8th, 2024 |
| Days on Market | 4              |
| Zoning         | R-C2           |
| HOA Fees       | 0.00           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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