

\$625,000 - 725 18 Avenue Nw, Calgary

MLS® #A2161073

\$625,000

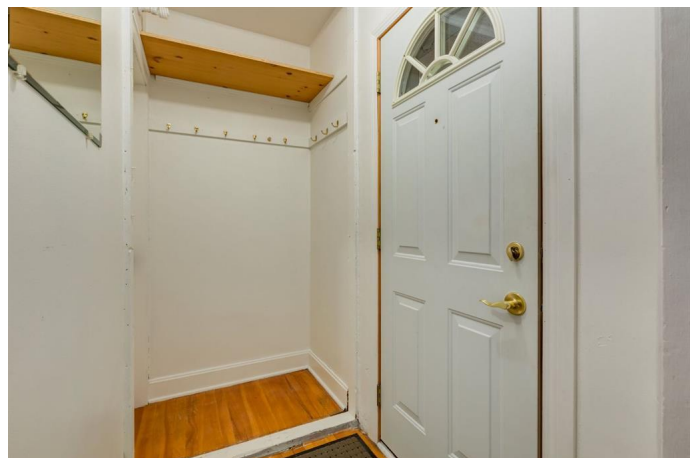
2 Bedroom, 1.00 Bathroom, 818 sqft

Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this charming bungalow nestled on a tree-lined street in the quiet community of Mount Pleasant. This versatile property, set on a 37.5' by 120' lot, offers a fantastic opportunity for first-time homeowners, investors, or anyone in search of a family home, space for a home-based business, or a rental property. The lot's future potential in such a prime location only adds to its long-term appeal.

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 leisurely stroll. The home is ideally situated minutes from SAIT, the Jubilee Auditorium, North Hill Mall, and offers an easy commute to both downtown and Kensington Village. The main floor features original hardwood floors throughout the living/dining room and two bedrooms, a kitchen equipped with a refrigerator, gas stove, and microwave hood fan, and a four-piece bathroom. A bright family room at the back of the house overlooks the expansive, south-facing backyard, which boasts a beautiful garden filled with perennials, a patio, and a pergola. The large backyard offers plenty of space for a double garage and/or the addition of a laneway home, providing even more possibilities for future development. For those with a green thumb, there's also a greenhouse to meet all your gardening needs. The basement, accessible



through a side entrance as well, has been finished as a family room and includes a storage/laundry room. Recent updates include all-new windows, a new roof, hot water tank, and furnaces, ensuring this home is move-in ready and ready to embrace its next chapter. Ready to make Mount Pleasant your home?

Built in 1941

Essential Information

MLS® #	A2161073
Price	\$625,000
Sold Price	\$590,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	818
Acres	0.10
Year Built	1941
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	725 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0V2

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
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Appliances	Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Floor Furnace, Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard, Garden, Private Yard, Rain Barrel/Cistern(s)
Lot Description	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Landscaped, Level, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 28th, 2024
Date Sold	September 12th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Calgary West Realty
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