

\$699,000 - 729 18 Avenue Nw, Calgary

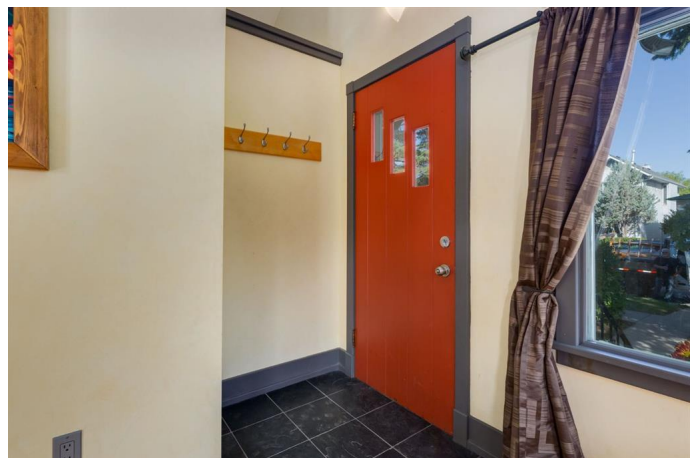
MLS® #A2166403

\$699,000

3 Bedroom, 2.00 Bathroom, 1,008 sqft
Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this beautifully updated 3-bedroom bungalow, nestled on a tranquil, tree-lined street in the highly sought-after community of Mount Pleasant. Situated on a generous 37.5 by 120-foot lot, this home offers both space and privacy in a prime location. Step inside to discover an inviting open-concept layout with vaulted ceilings and rich hardwood floors throughout the main level. The heart of the home is the chef-inspired kitchen, complete with custom cabinetry, granite countertops, a large island with a double sink, and premium appliances, including a built-in Subzero refrigerator, stainless steel Thermador Range & Cooktop, Miele hood fan, and built-in dishwasher. The kitchen seamlessly connects to the dining area, creating the perfect space for cooking and hosting. From the kitchen, you'll find a cozy family room that opens to a private, south-facing backyard – ideal for outdoor living. The backyard features a beautiful brick patio, a fire pit, and plenty of space for entertaining and relaxation. The main floor also includes two spacious bedrooms and a tastefully renovated 3-piece bathroom with heated tile floors, a custom-tiled shower and vanity. The fully finished basement provides additional living space, featuring a large family room, an extra bedroom, a den/office that can easily be used as a fourth bedroom, a 4-piece bathroom with heated tile floors, and a generous laundry room. For added convenience, the oversized double garage is



heated and includes a large workspace with skylights – perfect for hobbies or projects. Recent updates such as a new windows, furnace, hot water tank, and central vacuum system ensure modern comfort and efficiency. 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. Don't miss out on the opportunity to call this charming property your new home!

Built in 1944

Essential Information

MLS® #	A2166403
Price	\$699,000
Sold Price	\$675,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,008
Acres	0.10
Year Built	1944
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	729 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta

Postal Code T2M 0V2

Amenities

Parking Spaces 2

Parking Double Garage Detached

Interior

Interior Features Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)

Appliances Dishwasher, Gas Cooktop, Gas Range, Range Hood, Washer/Dryer, Window Coverings, Built-In Refrigerator, Water Softener

Heating Baseboard, Forced Air

Cooling None

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Street Lighting, Rectangular Lot, Treed, Interior Lot

Roof Asphalt Shingle

Construction Stucco

Foundation Poured Concrete

Additional Information

Date Listed September 16th, 2024

Date Sold October 10th, 2024

Days on Market 22

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office Calgary West Realty

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