

# \$575,000 - 317 18 Avenue Nw, Calgary

MLS® #A2240412

**\$575,000**

1 Bedroom, 1.00 Bathroom, 557 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

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, or simply someone who appreciates character homes, this Mount Pleasant beauty is a rare opportunity you won't want to miss.

Built in 1912



## Essential Information

MLS® #	A2240412
Price	\$575,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	557
Acres	0.07
Year Built	1912
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	317 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0T4

## Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, On Street, Parking Pad

## Interior

Interior Features	Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Wood Counters
Appliances	Dryer, Electric Oven, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape

Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 16th, 2025
Days on Market	10
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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