

# \$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 | 17              |
| Zoning         | R-CG            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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