# \$550,000 - 317 18 Avenue Nw, Calgary

MLS® #A2265120

## \$550,000

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.







#### **Essential Information**

MLS® # A2265120 Price \$550,000

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 October 16th, 2025

Days on Market 16

Zoning R-CG

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.