



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

928 18A Street NE
Calgary, Alberta

MLS # A2299443



\$525,000

Division:	Mayland Heights		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,113 sq.ft.	Age:	1914 (112 yrs old)
Beds:	2	Baths:	2
Garage:	Attached Carport, Off Street, Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Shingle Siding	Zoning:	R-CG
Foundation:	Block, Poured Concrete	Utilities:	-
Features:	Laminate Counters, Low Flow Plumbing Fixtures, No Smoking Home, Vinyl Windows		

Inclusions: n/a

If you're looking for an affordable home in an up and coming neighborhood, with a huge yard, then you'll fall in Love with this Charming Character home! The location appeals to a wide range of buyers who value convenience, long term investment potential and the flexibility to shape the property to their needs. Located in a sought after mature and peaceful location, it is nestled between major access roads and awaits a buyer that appreciates the immediate livability of the home with the option to build future equity through renovation or it's income generation potential. You'll find the cozy primary bedroom on the upper floor with a convenient 3 piece ensuite. It is a sunny retreat that's been freshly painted, and has a large built in closet (doors are available). The bright and sunny main level has hardwood floors in the huge living room and the welcoming foyer area. Glass block windows to the south provide beautiful refracted light. All of the Windows and front door were replaced in 2018 and the west facing windows are Triple pane! A large kitchen with an dining area is at the rear of the home with newer appliances (2020), and updated flooring. The 2nd bedroom is off of the kitchen, overlooks the huge yard and is ideal for a home office/den. An updated and modern 4 piece bathroom is conveniently tucked away off of the kitchen. The main level has a sunny rear porch (mud room) that opens onto the kitchen while keeping coats, bikes, golf clubs etc securely covered inside, but is not included in the total sq feet due to measurement rules. In the lower level you'll find the laundry room, storage and a family room area. NOTE major updates: Hot water tank 2024, New windows 2018, flooring upstairs and kitchen, toilets in bathrooms, appliances 2020, lighting, Weeping tiles and new sump pump 2020. The single front drive garage, attached covered carport and front driveway provide tons of parking! The

fully fenced lot offers a huge yard for BBQ's, family fun, pets, or perhaps another large garage if desired.