



129 18 Avenue NW
Calgary, Alberta

MLS # A2316925



\$619,900

Division:	Tuxedo Park		
Type:	Residential/House		
Style:	Bungalow		
Size:	807 sq.ft.	Age:	1946 (80 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers		

Inclusions: N/A

INNER-CITY DETACHED BUNGALOW ON A PRIME 36' x 125' LOT! Incredible opportunity in sought-after Tuxedo Park for first-time buyers, investors, or builders. This well-maintained bungalow offers 3 bedrooms, 2 full bathrooms, and a fully finished basement, all on a quiet, tree-lined street just minutes from downtown Calgary. The bright main floor features a spacious living room with a large picture window, formal dining area, and functional kitchen with oak cabinetry and updated appliances. Downstairs you'll find an additional bedroom, full bath, den, recreation room, and laundry area with sink. Enjoy the sunny south-facing backyard with an extended deck, mature perennial gardens, a large workshop, and storage shed. Valuable updates include shingles (2013), furnace (2009), added insulation, and a high-efficiency tankless water heater. The title is free of encroachments and utility right-of-ways, offering excellent future redevelopment potential. Walk to parks, pathways, shopping, community amenities, schools, and transit. A rare opportunity to own a detached home on a large inner-city lot in one of Calgary's most walkable neighbourhoods! Book your showing today.