



GRASSROOTS

REALTY GROUP

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918 18 Avenue SE
Calgary, Alberta

MLS # A2323719



\$724,900

Division:	Ramsay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,140 sq.ft.	Age:	1908 (118 yrs old)
Beds:	3	Baths:	1
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, See Remarks, Separate Entrance		

Inclusions: Basement and Garage Shelving

Nestled on one of Ramsay's most charming tree-lined one-way streets, this adorable century home blends historic character with thoughtful modern updates. Filled with timeless features including original hardwood floors, leaded glass bay windows, a clawfoot tub, vintage chandeliers, a built-in dining room cabinet, classic heat vents, and an incredible walk-in pantry, this home offers warmth and personality at every turn. Pride of ownership is evident throughout with numerous recent improvements including a new 100-amp electrical panel, mast and meter (2025), buried electrical service to the oversized single garage (2025), new hot water tank (2025), new front yard sod (2025), updated walkways (2024), lower sewer stack replacement (2024), stainless steel appliances (2023), eavestroughs (2023), newer fencing, and more. Upstairs windows have been updated, while fresh paint and numerous smaller improvements make this home truly move-in ready. The private yard features a natural gas BBQ hookup and plenty of space to relax, garden, or entertain. The oversized single garage provides excellent parking and storage. Located in the heart of Ramsay, just minutes from downtown, Inglewood, river pathways, parks, cafés, breweries, and amenities, this lovingly maintained home offers a rare opportunity to own a piece of Calgary's history in one of the city's most sought after inner-city communities