



GRASSROOTS
REALTY GROUP

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708 18 Avenue NW
Calgary, Alberta

MLS # A2342163



\$715,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	927 sq.ft.	Age:	1930 (96 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, RV Access/Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Baseboard, In Floor, Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Granite Counters, Primary Downstairs, Walk-In Closet(s), Wired for Data, Wired for Sound		

Inclusions: Shed, Murphy Bed, Shoe cabinet in sunroom, Security system (as is) wired-in speakers in upstairs living room (as is-needs receiver) attic stairs

****OPEN HOUSE Sunday October 4TH FROM 12PM TO 2PM**** Do you love the charm of a Century home but don't want to do any work upgrading? This 1930 bungalow, located on an spacious 33x120 ft lot on a quiet tree lined street, has had everything done for you! There is an ultra high-efficiency in-floor heating system, central A/C, private back yard with hot tub and composite decking, and so much more! The main floor features a sunroom which has been upgraded to four-seasons so it can be enjoyed all year long. Entering the home you find a living room with custom built-in cabinets and a surround sound speaker system wired in. There are two good size bedrooms upstairs, one of them the original primary with walk-in closet, and the other with a convenient murphy bed for guests. The full bath on this level has a travertine tiled shower. The kitchen has been redone with granite countertops, stainless steel appliances, and newly repainted kitchen cabinets. There is a good size pantry as well (rare in older homes) and all of the hardwood on the main floor was refinished in 2022. The mudroom at the back of the home features custom cabinetry from California Closets. The basement of the home was completely re-done and now has the new primary suite with walk-in closet and en-suite bathroom, it also is large enough to fit a king-size bed. Sleeping downstairs is cool in summer, dark at night, and extremely quiet with all the added insulation. There is another bedroom that could also be a great flex space for an office/craft/yoga room, a large family room, and another half bath. The windows were all upgraded as well. The backyard of the home is a lovely, private space with composite decking, mature apple trees, two BBQ gas lines and planter boxes for gardening. The hot tub was installed in 2020 and has an ozone generator so you can use less chemicals, bluetooth

speakers and controls, and a brand new cover. There is a functional single car garage with new roof, and a parking pad which can fit an RV or large truck, or two smaller vehicles. Cat lover? There is a custom built "catio" where your felines can enjoy the outdoors while remaining safe. Dog lover? The yard is fully fenced and only one block away from a fenced off-leash park. This neighborhood is walking distance to great restaurants and shops in both Kensington and 4th Street, SAIT, North Hill Mall and the C-Train, Confederation Park and McHugh Bluff. Explore the 3-D tour and check out the open houses this weekend!