



GRASSROOTS
REALTY GROUP

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532 18 Avenue NW
Calgary, Alberta

MLS # A2351156



\$615,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	Bungalow		
Size:	806 sq.ft.	Age:	1943 (83 yrs old)
Beds:	2	Baths:	1
Garage:	RV Access/Parking, Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Front Yard, Landscaped, Private, Rectangular Lot, Street Lighting		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Wood Windows		

Inclusions: n/a

OPEN HOUSE SATURDAY, OCTOBER 10TH, 12–2PM! NOT COOKIE-CUTTER. NOT ORDINARY. FULL OF POSSIBILITIES! Welcome to 532 18 Avenue NW, a charming 1940s bungalow situated on a generous 3,993 sq. ft. lot in Calgary's established inner city. Surrounded by mature trees, character homes and beautiful streetscapes, this property offers something increasingly hard to find: a home with history, personality and the opportunity to make it your own. Step inside and discover the warmth and character of a home built in an era when craftsmanship and individuality mattered. The inviting interior blends timeless charm with thoughtful improvements completed over the years. The kitchen features granite countertops, stainless steel appliances, tile backsplash and soft-close cabinetry, while hardwood and slate flooring add to the home's appeal. Additional improvements have included updates to the bathroom, electrical panel, roofing, eavestroughs, soffits and fascia. Outside, the property offers a ground-level deck, single detached garage and RV parking, along with the space and flexibility that come with an established inner-city lot. YOU'RE NOT JUST BUYING A HOUSE. YOU'RE BUYING OPTIONS. Move in and enjoy its character, renovate to reflect your personal style, or explore the possibilities for the future. With R-C2 zoning, buyers may also wish to investigate the potential for a backyard suite, subject to confirmation of eligibility, City of Calgary approval and applicable development requirements. The location is another standout. Enjoy mature tree-lined streets, nearby parks and green spaces, and convenient access to Confederation Park, schools, shopping, restaurants and downtown Calgary. It's an ideal balance of established neighbourhood charm and inner-city convenience. Whether you're drawn to

the character of an older home, searching for a property you can truly make your own, or considering the possibilities down the road, this is an opportunity worth exploring. BIG LOT. GREAT LOCATION. REAL CHARACTER. PLENTY OF POTENTIAL. Be different. Buy the land. Keep the character. Make it your own.