# \$750,000 - 909 18 Avenue Sw, Calgary

MLS® #A2207343

# \$750,000

4 Bedroom, 2.00 Bathroom, 1,683 sqft Residential on 0.07 Acres

Lower Mount Royal, Calgary, Alberta

Live in the Heart of Lower Mount Royal â€" one of Calgary's most vibrant inner-city districts with a diverse selection of shops, restaurants & pubs all within walking distance. This gorgeous 1911 home is filled with Character! There are two living spaces, each with separate entrances from a common main foyer entrance. Live in one & rent the other as a mortgage helper, or use the entire home. The front foyer is large & welcoming, leading to both the main floor unit & the upper unit. Main Floor features Hardwood flooring, French Doors to a bright & spacious Living Room, 4 pc bath, large Kitchen with access to a covered deck, Primary Bedroom, & a second bedroom which could be also be used as a Dining Room or Office. The second floor has 2 Bedrooms, Hardwood Floors, large Living Room with a Mid-Century Modern Vibe, tastefully renovated 4pc bath, full Kitchen with pass-through to the Living Room, & a Bright eating nook with large windows. South facing fenced yard, & parking for 2 vehicles in the back. Plenty of Storage space and laundry area in the basement. Your Inner City Lifestyle awaits!! No need to drive anywhere -Walk to Downtown, C-Train, the new Events Center at the Stampede Grounds, Saddledome, Calgary's extensive Pathway System, MNP Community & Sports Center at Lindsey Park, and bus stops just steps away. Enjoy the Lively area of uptown 17th Ave and 4th Street: "The Red Mile" is a hotspot for residents and visitors, with a







variety of boutique shops and services, including fine-dining, pubs and coffee shops. Unique & historic Home in a fantastic location!! The Pictures are from previous listing – the property has been tenant occupied. Don't miss this opportunity!

#### Built in 1911

## **Essential Information**

MLS® # A2207343 Price \$750,000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,683 Acres 0.07 Year Built 1911

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 909 18 Avenue Sw Subdivision Lower Mount Royal

City Calgary
County Calgary
Province Alberta
Postal Code T2T 0H2

# **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

### Interior

Interior Features Bookcases, French Door, High Ceilings, No Animal Home, No Smoking

Home

Appliances Dryer, Oven, Refrigerator, Washer, Window Coverings, Portable

Dishwasher

Heating Forced Air, Natural Gas

Yes

Cooling None

Basement Full, Unfinished

### **Exterior**

Has Basement

Exterior Features None

Lot Description Back Lane, Back Yard, Front Yard, Level

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 6th, 2025

Days on Market 1

Zoning M-C2

# **Listing Details**

Listing Office Royal LePage Benchmark

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