

**914 18 Avenue NW**  
**Calgary, Alberta**

**MLS # A2237425**



**\$665,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,426 sq.ft.	<b>Age:</b>	1910 (115 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Detached, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Fruit Trees/Shrub(s), Garden, Low Maintenance Landscape, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** Gazebo on back deck, Catio on front porch but sellers will take it if buyers are not interested.

Please watch Video and i guide tour. Open houses Sat and Sun July 19 & 20 1-3 pm. Charming Century Home with Modern Flair in the Heart of Mount Pleasant. Welcome to this well cared for 1.5-storey character home in sought-after Mount Pleasant — where timeless charm meets modern comfort. Originally built in 1910 and thoughtfully updated throughout, with nearly 1800 sq ft of living space this inner-city gem sits on a spacious 37.5' x 120' lot on a quiet, tree-lined street just minutes from downtown. Step onto the inviting ranch-style front porch and into a bright, open-concept layout featuring a welcoming foyer, spacious living room, updated kitchen, and sun-filled dining area. The main floor showcases two generous bedrooms, including an impressive 13' x 19' primary retreat with sliding doors that open onto a private back deck — the perfect spot for morning coffee or evening relaxation. A stylish 4-piece bathroom and upgraded vinyl plank flooring, pot lights, and sunny southwest-facing windows complete the main level. Upstairs, a cozy multi-purpose loft with a gas fireplace awaits — ideal as a third bedroom, family room, office, or creative studio. The lower level features a versatile rec/playroom, separate laundry room, and a convenient second toilet. Out back, enjoy an oversized and insulated double detached garage, a mature yard, and room to entertain or garden. Recent upgrades include a high-efficiency furnace, newer hot water heater, and updated plumbing/electrical. Location-wise, it doesn't get better. Minutes away from SAIT, AUArts, Confederation Park, Mount Pleasant Outdoor Pool, Lina's Market, 4th Spot, North Hill Shopping Centre schools, transit, and more. You're 12 minutes to downtown, 1 minute to the bus, and a quick stroll to off-leash parks, Art centres, restaurants, and top-rated

schools. Whether you're a family, professional, or savvy investor, this beautifully updated heritage home offers the best of both worlds: inner-city convenience with the warmth and character only a historic home can offer. Welcome to Mount Pleasant &mdash; where community spirit meets city living.