

**1025 18 Avenue SE**  
**Calgary, Alberta**

**MLS # A2285714**



**\$875,000**

<b>Division:</b>	Ramsay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,279 sq.ft.	<b>Age:</b>	1910 (116 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Drive Through, Insulated		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Garden, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Crown Molding, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Welcome to this beautifully maintained 1910 character home in the sought-after community of Ramsay, where timeless charm meets thoughtful modern updates. From the moment you arrive, you'll appreciate the warmth of original architectural details, inviting living spaces, and the unmistakable appeal only a century home can offer. The charm begins at the front door with a fully enclosed, window-wrapped sunroom an ideal extension of the home during warmer months and the perfect spot for morning coffee, reading, or play. Inside, original hardwood floors, elegant crown moulding, and classic archways set the tone. The bright, open living room features a custom built-in window seat with storage and a built-in media area with dimmable lighting, creating a cozy yet functional gathering space. The living area flows seamlessly into the spacious kitchen and dining area, complete with heated floors and french doors leading to the back deck with a large custom screen. The kitchen offers stainless steel appliances, including a newer Miele dishwasher, ample storage, and a good sized pantry. A stylishly updated powder room (2019) completes the main level. Upstairs, you'll find three bedrooms and a four-piece bath. The primary bedroom showcases original hardwood floors and a custom California Closet with integrated channel lighting and a makeup vanity. One of the secondary bedrooms, currently used as a playroom, provides access to the upper back deck. The bathroom blends vintage and modern with a clawfoot tub, crisp subway tile, and a clean, minimalist vanity. The basement features a separate side entrance, under-stair storage, a fourth bedroom (non-egress window) currently used as a gym, a spacious rec room with laundry, and a three-piece bath with an oversized shower. Significant updates include lighting throughout,

furnace, hot water tank, and central A/C (2021). Outside, the oversized insulated double detached garage (2020) includes an additional single overhead door to the yard and attic storage with drop-down access. Enjoy summer in the fully landscaped south-facing backyard, featuring a TimberTech deck (2021) with gas line for the barbecue, full fencing (east side replaced 2023), and plenty of space to relax or entertain. The front yard is beautifully finished with rain-barrel drip irrigation and upgraded roman tumbled paver walkway. Ideally located just minutes from the historic Inglewood district, residents enjoy quick access to local shops, restaurants, river pathways, the Stampede Grounds, East Village, Crossroads Market, and the future Green Line LRT. Don't miss your opportunity to own this exceptional character home in one of Calgary's most eclectic inner-city communities!