

**817 18 Avenue NW**  
**Calgary, Alberta**

**MLS # A2288309**



**\$799,000**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,804 sq.ft.	<b>Age:</b>	1944 (82 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Fruit Trees/Shrub(s), Garden, Interior Lot, Lawn, Level		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Slate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Preserved Wood	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, French Door, Jetted Tub, Laminate Counters, Separate Entrance, Skylight(s), Storage, Tankless Hot Water, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Tucked away on a quiet, tree lined street in a prime central location, this rare and charming home sits on a 41' lot and offers the perfect blend of character, comfort, and extensive modern renovations. From the moment you arrive, the beautiful curb appeal draws you in with a brick walkway and welcoming front porch, setting the tone for what awaits inside. A spacious slate tiled foyer opens to hardwood floors throughout the main level, where the bright and inviting living room features elegant archways leading to the dining room and french doors that open onto a large rear deck, thoughtfully designed around a mature tree to preserve nature and enhance the serene setting. The modern kitchen showcases rich cherry cabinetry, laminate counters, a glass tile backsplash, eat up peninsula, and stainless steel appliances, including a gas stove, making it both stylish and functional. A stunning family room boasts vaulted ceilings, a skylight, custom built-in media centre, built-in desk, and walls of windows that flood the space with natural light while providing direct access to the expansive south facing backyard and deck. Upstairs, plush carpet leads to three bedrooms including a spectacular primary retreat featuring a corner gas fireplace, large windows, and its own skylight. The luxurious 5pc ensuite offers a jetted tub, heated floors, glass enclosed shower with rainfall shower head, dual closets, and an abundance of natural light. The other two bedrooms share a modern 3pc bath and a convenient stacked laundry area complete the upper level. The lower level offers a separate entrance and presents cork tile flooring, a massive storage area with cold room, and spacious rec room with another corner gas fireplace. A fourth bedroom currently designed as a home office, and an additional 3pc bathroom finish the lower level offering a great space for families. Additional highlights

include a tankless hot water, a Home nuvoH2O water softening system, and a large south exposed backyard with mature trees, garden space, green lawn, brick pathway to the single detached garage, and an additional shed. Located in the highly sought after Mount Pleasant community, residents enjoy a vibrant inner city lifestyle with easy access to downtown, schools, parks, playgrounds, public transit, and the Mount Pleasant Community Sportsplex, along with trendy caf&eacute;s and local shops, all while benefiting from the charm and tranquility of a well established neighbourhood. Come see this gem and get ready to make this house your "home."