

924 18 Avenue SE
Calgary, Alberta

MLS # A2319171



\$839,900

Division:	Ramsay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,135 sq.ft.	Age:	1915 (111 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Garage Door Opener, Garage Faces Rear, Single Garage Deta		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Interior Lot, Landscaped, Law		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub		

Inclusions: Kitchen Shelving, Bathroom Shelving & Mirrors, Lower Bedroom Shelving

Charming, character-filled and beautifully maintained, this updated 1.5-storey home sits on a corner lot in the heart of Ramsay, one of Calgary's most sought-after inner-city neighbourhoods. Just steps from local cafes, breweries, parks and the vibrant shops of Inglewood, this home offers both personality and an exceptional lifestyle. Inside, natural light pours through the home, highlighting the perfect blend of heritage charm and thoughtful updates. The bright white kitchen with centre island opens to welcoming living spaces that feel warm, comfortable and connected. Exposed brick accents, a sunny enclosed front porch and a unique loft-style upper bedroom accessed by a spiral staircase add character you simply won't find in a typical home. With a total of FOUR BEDROOMS (2 main, 1 up & 1 lower) plus two beautifully updated bathrooms, the home offers flexibility for families, professionals or downsizers seeking an amazing inner-city location. The fully developed basement provides impressive ceiling height for a home of this age, along with additional living space, the fourth bedroom, full bathroom and storage. Outside, the low-maintenance front and back yards allow you to spend more time enjoying the neighbourhood and less time on upkeep. The private fenced yard is ideal for relaxing, entertaining or gathering around the firepit on summer evenings. An oversized single garage and easy street parking add everyday convenience. Living in Ramsay means becoming part of a close-knit community known for its heritage character, mature trees, family-friendly atmosphere and unbeatable access to downtown. Enjoy a short walk to breweries, cafes, Crossroads Market, the Bow and Elbow River pathway systems, and all the amenities of Inglewood, which sits just steps away and is one of Calgary's favourite destinations. Lovingly cared for and full of

authentic charm, this is a rare opportunity to own a piece of one of Calgary's most unique and established neighbourhoods. **
Check out the 3D Tour **