

5216 18 Avenue NW
Calgary, Alberta

MLS # A2353470

\$699,000

Division:	Montgomery		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,115 sq.ft.	Age:	1956 (70 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Landscaped, Level, Pie Shaped Lot, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-C1
Foundation:	Block	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Wood Counters		

Inclusions: N/A

Charming Montgomery bungalow on a private pie-shaped lot at the end of a quiet cul-de-sac, just 350m from Bowmont Park! This generous 6,587 square ft RC-1 lot presents multiple options: build new, renovate or hold. Most notable updates are the hot water tank, furnace and electrical panel (2023/2024). This bungalow has just under 2,000 square feet of developed living space. Hardwood floors flow through the bright living and dining areas, where a corner gas fireplace adds warmth and ambience. The kitchen has a distinct retro vibe with original cabinets and a tin backsplash, along with a gas range and a granite-topped island offering ample storage and prep space. It also looks out over the massive backyard. The main floor has two spacious bedrooms. The primary has parkay flooring with a walk-in closet and a 4-piece ensuite as well as access to the back yard The good sized second bedroom has south exposure and a cozy window bench. A 4-piece main bath completes this level. The finished lower level adds a large rec/media room, a third bedroom with a large window, a 3-piece bath, laundry and plenty of storage. Outside, the treed backyard is serene and private with a large patio and ample room for entertaining and gardening. A single detached garage with lane access completes the package. You're close to schools, playgrounds, shopping, restaurants, transit, Shouldice Park and the Bow River pathway system, with a quick commute downtown and easy access west to the mountains.