

1017 18 Avenue SE
Calgary, Alberta

MLS # A2220866



\$520,000

Division:	Ramsay		
Type:	Residential/House		
Style:	Bungalow		
Size:	732 sq.ft.	Age:	1904 (121 yrs old)
Beds:	2	Baths:	1
Garage:	Alley Access, Oversized, Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Garden, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	Blinds
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Nestled on a quiet, tree-lined street in one of Calgary's most beloved historic communities, this cozy 2-bedroom bungalow offers the perfect blend of heritage charm, modern updates, and city-side serenity. Step through the welcoming front foyer, the ideal spot to stash your skis, bikes, or hiking gear, and into a warm, light-filled space that instantly feels like home. Updated flooring and a refreshed bathroom add modern comfort, while a new furnace and hot water tank (2020) provide peace of mind. Whether you're sipping morning coffee on the sunny south-facing deck or tinkering away in the detached garage with room for projects and storage, every inch of this property is designed to support a thoughtful, adventure-ready lifestyle. Out your front door, Ramsay's character and creativity come alive. Walk to locally loved restaurants, boutiques, and breweries, or explore nearby river paths, the Inglewood Bird Sanctuary, Stampede Park, and iconic Scotsman's Hill. All are within minutes. It's the kind of neighbourhood where community and quiet coexist. Zoned RC-2, this property also opens the door to future potential, whether you dream of building up or holding onto one of the last century homes in this coveted area. Whether you're a first-time buyer, a creative soul, or someone seeking a simpler pace close to the city's heartbeat, this special home offers more than a place to live. It's a place to belong.