# \$525,000 - 1108 18 Avenue Nw, Calgary

MLS® #A2226284

# \$525,000

1 Bedroom, 1.00 Bathroom, 722 sqft Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this cozy and charming bungalow in the heart of Capitol Hill, one of Calgary's most walkable and well-connected communities. Bursting with character and nestled on a mature, tree-lined street, this home is perfect for first-time buyers, downsizers, or investors looking for a prime inner-city location. Step inside to find a warm and inviting layout featuring a functional kitchen, spacious dining and living areas, an updated floor, a comfortable primary bedroom, and a 4-piece bathroom. The recently renovated basement (2024) offers some additional space. The standout sunroom adds an extra touch of charmâ€"perfect for relaxing with a book or enjoying your morning coffee year-round. Outside, the beautifully landscaped yard and private patio offer a serene retreat surrounded by greeneryâ€"an ideal space for entertaining or unwinding after a long day. A new cedar fence was installed in 2022 on west side of property as well as new cedar walkway in 2023. Situated just minutes from SAIT, Confederation Park, North Hill Centre, Alberta University of the Arts, McMahon Stadium, and Foothills Hospital, this location is unmatched. Enjoy quick access to downtown, LRT & major transit routes, Highway 1, and University of Calgary, making commuting a breeze. Plus, with nearby shops, cafes, schools, and bike paths, everything you need is just steps away. This adorable home offers timeless charm in a truly unbeatable locationâ€"don't miss your chance to call







#### Capitol Hill home!

#### Built in 1912

#### **Essential Information**

MLS® # A2226284 Price \$525,000

Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 722

Acres 0.07 Year Built 1912

Type Residential
Sub-Type Detached
Style Bungalow

Status Active

# **Community Information**

Address 1108 18 Avenue Nw

Subdivision Capitol Hill

City Calgary
County Calgary
Province Alberta
Postal Code T2M0V9

### **Amenities**

Parking Spaces 1

Parking Single Garage Detached

# of Garages 1

#### Interior

Interior Features Built-in Features, Closet Organizers, Storage, Chandelier

Appliances Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator,

Washer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Partially Finished, Partial

#### **Exterior**

Exterior Features Other, Private Yard

Lot Description Back Lane, Back Yard, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Other, Shingle Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed June 3rd, 2025

Days on Market 32

Zoning R-CG

# **Listing Details**

Listing Office eXp Realty

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