# $575,000 - 317 18 Avenue Nw, Calgary

MLS® #A2240412

**$575,000**
1 Bedroom, 1.00 Bathroom, 557 sqft
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Welcome to this gorgeous character home nestled in the highly sought-after neighborhood of Mount Pleasant. Bursting with charm and warmth, this inviting bungalow effortlessly blends vintage appeal with thoughtful modern upgrades. Step inside to discover 9-foot ceilings and stunning wide plank white oak hardwood floors, creating a light and airy atmosphere that complements the homeâ€™s original character.

The main floor features a cozy one-bedroom, one-bathroom layout. The lovely front porch offers a serene space to unwind with a coffee or enjoy a quiet evening, while the large unfinished basement presents a blank canvas for your personal touch.

The home has undergone numerous updates for peace of mind, including updated electrical and plumbing, new sewer and water mains (2019), a newer roof with architectural shingles (2019), a high-efficiency furnace (2020), and a new washer and dryer (2022). Located on an excellent, quiet street, this gem is just moments from schools, parks, shopping, and all the vibrant offerings of inner-city living.

Whether you're a first-time buyer, investor, or simply someone who appreciates character homes, this Mount Pleasant beauty is a rare opportunity you wonâ€™t want to miss.

Built in 1912

## Essential Information

| | |
|---|---|
| MLS® # | A2240412 |
| Price | $575,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 557 |
| Acres | 0.07 |
| Year Built | 1912 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

## Community Information

| | |
|---|---|
| Address | 317 18 Avenue Nw |
| Subdivision | Mount Pleasant |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M0T4 |

## Amenities

| | |
|---|---|
| Parking Spaces | 2 |
| Parking | Alley Access, Off Street, On Street, Parking Pad |

## Interior

| | |
|---|---|
| Interior Features | Breakfast Bar, High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Wood Counters |
| Appliances | Dryer, Electric Oven, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Has Basement | Yes |
| Basement | Full, Unfinished |

## Exterior

| | |
|---|---|
| Exterior Features | None |
| Lot Description | Back Lane, Back Yard, Landscaped, Lawn, Low Maintenance Landscape |

| | |
|---|---|
| Roof | Asphalt Shingle |
| Construction | Wood Frame, Wood Siding |
| Foundation | Poured Concrete |

## Additional Information

| | |
|---|---|
| Date Listed | July 16th, 2025 |
| Days on Market | 17 |
| Zoning | R-CG |

## Listing Details

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|---|---|
| Listing Office | CIR Realty |

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