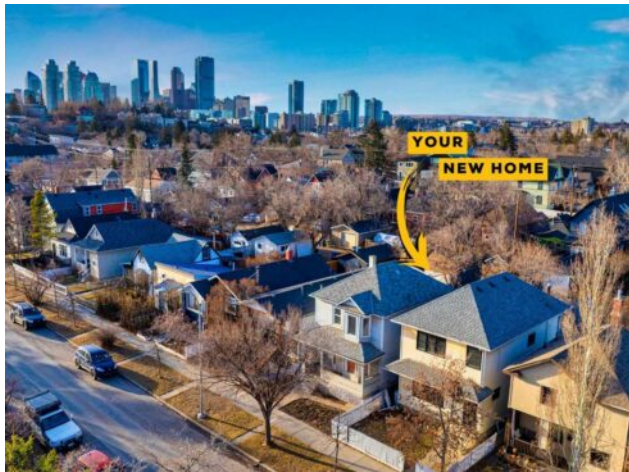


1032 18 Avenue SE
Calgary, Alberta

MLS # A2296019



\$850,000

Division:	Ramsay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	1912 (114 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), See Remarks		

Inclusions: Refrigerator in Basement, Microwave Hood Fan in Basement, Electric Stove Top in Basement, Washer/Dryer in Basement

Welcome to 1032 18 Avenue SE, a beautifully updated character home located on a quiet street in the heart of Ramsay, one of Calgary's most sought after inner city communities. Just steps to Ramsay School and minutes from Inglewood, the Stampede Grounds, the Saddledome, river pathways, parks, tennis courts, skating rink, breweries, restaurants, coffee shops, and galleries, this location truly captures the best of inner city living. This turn of the century home has been extensively updated throughout and offers a rare combination of charm, functionality, and meaningful modern improvements. Inside, the home is bright and inviting, with large windows, high ceilings, and a layout that blends classic character with contemporary style. The main level features luxury vinyl flooring throughout, creating a clean and cohesive feel, while the brand new kitchen has been beautifully finished with new shaker cabinets, butcher block countertops, subway tile, custom lighting, and stainless steel appliances. The main floor is also complemented by an updated half bathroom and convenient laundry. The upper level offers three bedrooms, including a spacious primary retreat complete with a beautifully updated 3 piece ensuite. This stylish space features a striking walk in glass shower wrapped in rich green ceramic tile, a modern vanity, and clean contemporary finishes that give it a fresh and elevated feel. This level also includes a stunning 4 piece bathroom with a custom wall feature, modern tile, and custom cabinetry that adds both style and storage. The upper floor balances thoughtful updates with the warmth and character expected from a home in this location. The basement features a legal suite with one bedroom, a 3 piece bathroom, and its own laundry, adding valuable flexibility for extended family, guests, or revenue potential. This lower

level adds even more functionality to the home and creates an opportunity that is increasingly hard to find in inner city Calgary. Extensive upgrades throughout the property include updated mechanical systems, replaced windows, electrical service and panel upgrades, a high efficiency furnace, and quality renovations that make this home feel move in ready. Every major area has been thoughtfully improved to offer comfort, efficiency, and long term value. The backyard is private and functional, with space to enjoy throughout the warmer months, while the heated single detached garage is insulated and drywalled with its own sub panel, adding even more practicality for everyday living. Whether you are looking for a character home with modern updates, a property with income potential, or a well located inner city home close to some of Calgary's most vibrant amenities, this is a rare opportunity in one of the city's most unique and established neighbourhoods. Legal Suite (2024), Sewerline (2023), Furnace (2021), HWT (2022), Windows (2024), Electrical Service 200A (2024).