



THE A-TEAM

RE/MAX FIRST

729 18 Avenue, Calgary T2M 0V2

MLS®#: A2166403 Area: Mount Pleasant Listing Date: 09/16/24 List Price: \$729,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Calgary
Year Built: 1944
Lot Information
Lot Sz Ar: 4,499 sqft
Lot Shape:

DOM

3
Layout
Beds: 3 (2 1)
Baths: 2.0 (2 0)
Style: Bungalow

Parking

Ttl Park: 2
Garage Sz: 2

Access:

Lot Feat: Back Lane, Back Yard, Fruit Trees/Shrub(s), Front Yard, Interior Lot, Street Lighting, Rectangular Lot, Treed
Park Feat: Double Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Baseboard, Forced Air
Sewer:
Ext Feat: Fire Pit, Private Yard

Construction: Stucco
Flooring: Carpet, Granite, Hardwood
Water Source:
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Built-In Refrigerator, Dishwasher, Gas Cooktop, Gas Range, Range Hood, Washer/Dryer, Water Softener, Window Coverings
Int Feat: Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vaulted Ceiling(s)
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like Foyer, Living Room, Bedroom, etc. with their levels and dimensions.

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

29340

Remarks

Pub Rmks:

Welcome to this beautifully updated 3-bedroom bungalow, nestled on a tranquil, tree-lined street in the highly sought-after community of Mount Pleasant. Situated on a generous 37.5 by 120-foot lot, this home offers both space and privacy in a prime location. Step inside to discover an inviting open-concept layout with vaulted ceilings and rich hardwood floors throughout the main level. The heart of the home is the chef-inspired kitchen, complete with custom cabinetry, granite countertops, a large island with a double sink, and premium appliances, including a built-in Subzero refrigerator, stainless steel Thermador Range & Cooktop, Miele hood fan, and built-in dishwasher. The kitchen seamlessly connects to the dining area, creating the perfect space for cooking and hosting. From the kitchen, you'll find a cozy family room that opens to a private, south-facing backyard - ideal for outdoor living. The backyard features a beautiful brick patio, a fire pit, and plenty of space for entertaining and relaxation. The main floor also includes two spacious bedrooms and a tastefully renovated 3-piece bathroom with heated tile floors, a custom-tiled shower and vanity. The fully finished basement provides additional living space, featuring a large family room, an extra bedroom, a den/office that can easily be used as a fourth bedroom, a 4-piece bathroom with heated tile floors, and a generous laundry room. For added convenience, the oversized double garage is heated and includes a large workspace with skylights - perfect for hobbies or projects. Recent updates such as a new windows, furnace, hot water tank, and central vacuum system ensure modern comfort and efficiency. Located just a short drive from downtown, this neighbourhood has everything you need—lush parks and winding pathways in Confederation Park, convenient transit options, top-rated schools, and shopping within a leisurely stroll. The home is ideally situated minutes from SAIT, the Jubilee Auditorium, North Hill Mall, and offers an easy commute to both downtown and Kensington Village. Don't miss out on the opportunity to call this charming property your new home!

Inclusions:
Property Listed By:

**Firepit, Firepit Bench, Dining Room Light, Basement Bench/Bed, Garage Heater, Garage Bench, Garage Built-in Shelving
Calgary West Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











