



THE
A-TEAM

**RE/MAX
FIRST**

915 18 Avenue, Calgary T2T 0H2

MLS®#: **A2179158**

Area: **Lower Mount Royal**

Listing Date: **11/14/24**

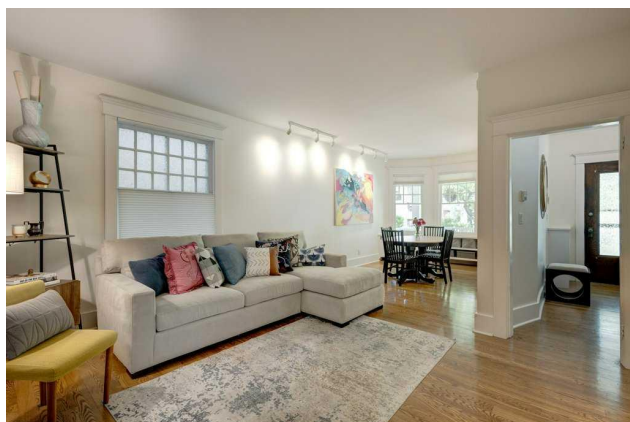
List Price: **\$769,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1912**

Lot Information

Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Off Street,Parking Pad**

DOM

19
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,Natural Gas**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Wood Frame**
Flooring: **Carpet,Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave Hood Fan,Refrigerator,Washer,Water Softener**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance,Storage,Walk-In Closet(s),Wood Windows**
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	8`5" x 10`5"
Family Room	Main	17`3" x 16`9"
Kitchen	Main	8`10" x 10`6"
3pc Ensuite bath	Second	10`5" x 4`10"
Bedroom	Second	10`5" x 10`10"
Walk-In Closet	Second	5`1" x 7`2"
Storage	Basement	8`2" x 9`3"

Room	Level	Dimensions
Dining Room	Main	10`9" x 14`1"
Foyer	Main	6`11" x 12`2"
Living Room	Main	13`9" x 13`5"
4pc Bathroom	Second	6`4" x 7`6"
Bedroom - Primary	Second	17`2" x 11`0"
Laundry	Basement	8`0" x 11`2"
Other	Basement	16`6" x 24`9"

Title:
Fee Simple
 Legal Desc:

Zoning:
DC

4453L

Remarks

Pub Rmks: **Nestled on a quiet, tree-lined street in Lower Mount Royal, this charming 1912 two-storey home is just off of vibrant 17th Avenue SW with its trendy shopping, chic restaurants, bars, and cafes. With a walk score of 99, the location is truly unmatched with grocery stores, banks, and other amenities steps away from the home. This beautifully renovated home offers 2 bedrooms and 2 bathrooms, perfect for professionals, artists, or young families. Step inside and be greeted by a formal foyer that leads to a spacious living room with a bay window and a cozy dining room. The updated kitchen features an eating area and new hardwood flooring throughout. Upstairs, you'll find a luxurious Primary bedroom with a walk-in closet and a modern ensuite bath. The second bedroom, equipped with a Murphy bed and built-in bookcases, is perfect as a guest room or study. A standout feature of this home is the large studio space with vaulted ceilings, offering nearly 300 square feet for a family room, home office, or artist's studio. Enjoy the newly landscaped backyard (2020) with patio stones and a fresh garden area, plus the convenience of a large concrete parking pad at the rear. The home boasts numerous infrastructure updates, including a new roof (2015), a newer boiler, and updated electrical. The lower level is undeveloped, providing even more potential. Just minutes from downtown, this home offers a fantastic opportunity to live in an inner-city neighborhood. This home was the long-term residence of famed Alberta artist John Snow, and his original printing press remains for the new owner to appreciate. The home is eligible for heritage grants from the city and/or province. Plus, the DC zoning allows for easy conversion for dual residential and office use, as seen with nearby businesses. Don't miss out on this unique and charming home—book your private viewing today!**

Inclusions: **Gas Stove in studio, Archives belonging to home: 1) Printing press, 2) accessories to printing press under basement stairs 3) paper press hanging lines with clips, 4) original windows, doors**

Property Listed By: **Greater Property Group**

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



