



THE A-TEAM

RE/MAX FIRST

1022 18 Avenue #1022, Calgary T2G 1L6

MLS#: A2184245 Area: Ramsay Listing Date: 12/24/24 List Price: \$599,999
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential Detached
Sub Type: Detached
City/Town: Calgary
Year Built: 1906
Finished Floor Area: 946
Lot Information: Lot Sz Ar: 2,798 sqft, Ttl Sqft: 946

DOM

29
Layout: 2 (2)
Beds: 1.0 (1 0)
Baths: 1 and Half Storey
Style:

Parking

Ttl Park: 2
Garage Sz: 1

Access:
Lot Feat: Back Yard
Park Feat: Off Street, Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle
Heating: Forced Air
Sewer:
Ext Feat: None
Construction: Vinyl Siding
Flooring: Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt: Poured Concrete
Kitchen Appl: Dishwasher, Dryer, Electric Stove, Refrigerator, Washer
Int Feat: Quartz Counters
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Bedroom, 4pc Bathroom, Laundry, and Walk-In Closet.

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**4040N**

Zoning:  
**R-CG**

Remarks

Pub Rmks: **Welcome to this charming, newly renovated 2-bedroom, 1-bath home located in the highly sought-after Ramsay area of Calgary. Perfectly suited for first-time buyers, investors, professionals, or anyone seeking a low-maintenance, move-in-ready space, this cozy home offers a bright and airy living environment with modern updates throughout. The layout features a spacious living area, updated flooring, fresh paint, and a contemporary kitchen and bathroom. Both bedrooms are generously sized, providing ample natural light and comfort. The home also includes a detached garage, offering secure parking and additional storage space. Located in a vibrant and historic neighborhood, this property is just minutes from downtown Calgary, local parks, cafes, and more, making it the ideal place to call home. Don't miss out on this fantastic opportunity—book your showing today!**

Inclusions: **N/A**  
Property Listed By: **eXp Realty**

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







