



THE
A-TEAM

**RE/MAX
FIRST**

1022 18 Avenue, Calgary T2G 1L6

MLS® #: **A2206802** Area: **Ramsay** Listing Date: **03/28/25** List Price: **\$575,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1906**
Lot Information
 Lot Sz Ar: **2,798 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **946**
 Low Sqft:
 Ttl Sqft: **946**

DOM

16
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **1 and Half Storey**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard**
 Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Wood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer Stacked**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	17`1" x 11`7"	Dining Room	Main	7`7" x 6`3"
Bedroom	Main	11`1" x 7`5"	Kitchen	Main	9`6" x 8`2"
4pc Bathroom	Main	9`6" x 4`10"	Laundry	Main	7`0" x 6`0"
Bedroom	Upper	15`3" x 11`0"	Walk-In Closet	Upper	15`1" x 8`4"
Foyer	Main	8`0" x 6`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-CG

4040n

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! INVESTORS 1024 18 AVE is also on sale, great opportunity to purchase homes side by side**

Inclusions: **None**
Property Listed By: **eXp Realty**

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







