

# \$799,000 - 1404 18 Avenue Nw, Calgary

MLS® #A2240249

**\$799,000**

4 Bedroom, 2.00 Bathroom, 1,059 sqft

Residential on 0.10 Acres

Capitol Hill, Calgary, Alberta

Don't miss this charming 1928 bungalow in sought-after Capitol Hill, situated on a large, beautifully landscaped corner lot. This character-filled home blends vintage warmth with modern updates. The main floor offers two bedrooms, a bright and spacious white kitchen with striking black granite countertops, and original hardwood floors that bring timeless appeal. The updated three-piece bathroom features a sleek tile and glass shower. A generous living room and versatile flex space, ideal as an office, den, or reading nook, complete the upper level. Step outside to a large, shared backyard oasis with a high wood privacy fence, lush landscaping, and an expansive wood deck, partially enclosed and adorned with a vibrant mural, perfect for relaxing or entertaining. An exposed aggregate patio and walkway connect the house to the double detached garage, adding style and function to the outdoor space. Ample apron and RV parking adds to the practicality. The upstairs unit includes its own laundry for added convenience. The spacious illegal basement suite features two bedrooms, a large living area, a full kitchen, a three-piece bathroom, and its own washer and dryer, offering flexibility for multi-generational living or potential rental income. This unique home combines historic charm, a thoughtful layout, and an unbeatable inner-city location.

Built in 1928



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2240249    |
| Price          | \$799,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,059       |
| Acres          | 0.10        |
| Year Built     | 1928        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1404 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0W6           |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, Kitchen Island, Pantry           |
| Appliances        | Dishwasher, Dryer, Electric Stove, Gas Stove, Refrigerator, Washer |
| Heating           | Forced Air                                                         |
| Cooling           | None                                                               |
| Has Basement      | Yes                                                                |
| Basement          | Full, Suite, Exterior Entry, Walk-Up To Grade                      |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Garden, Private Yard  |
| Lot Description   | Back Lane, Corner Lot |
| Roof              | Asphalt               |

|              |        |
|--------------|--------|
| Construction | Stucco |
| Foundation   | Block  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 19th, 2025 |
| Days on Market | 83              |
| Zoning         | R-CG            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.