

# \$525,000 - 1108 18 Avenue Nw, Calgary

MLS® #A2226284

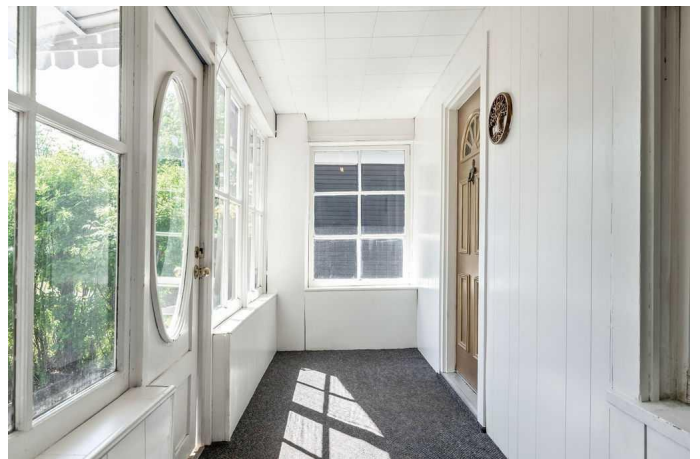
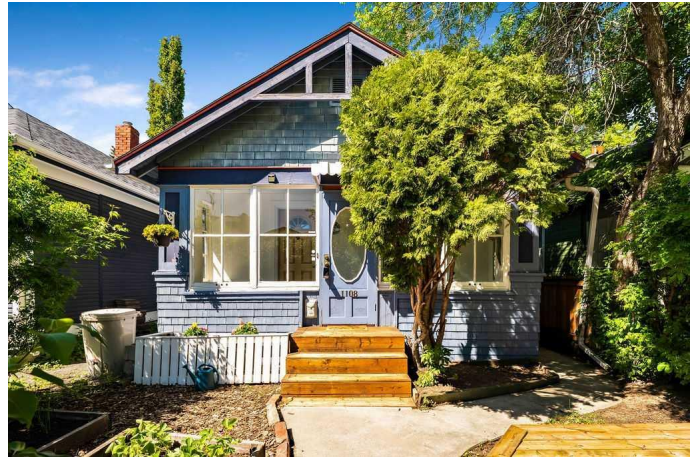
**\$525,000**

1 Bedroom, 1.00 Bathroom, 722 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Welcome to this cozy and charming bungalow in the heart of Capitol Hill, one of Calgary's most walkable and well-connected communities. Bursting with character and nestled on a mature, tree-lined street, this home is perfect for first-time buyers, downsizers, or investors looking for a prime inner-city location. Step inside to find a warm and inviting layout featuring a functional kitchen, spacious dining and living areas, an updated floor, a comfortable primary bedroom, and a 4-piece bathroom. The recently renovated basement (2024) offers some additional space. The standout sunroom adds an extra touch of charm—perfect for relaxing with a book or enjoying your morning coffee year-round. Outside, the beautifully landscaped yard and private patio offer a serene retreat surrounded by greenery—an ideal space for entertaining or unwinding after a long day. A new cedar fence was installed in 2022 on west side of property as well as new cedar walkway in 2023. Situated just minutes from SAIT, Confederation Park, North Hill Centre, Alberta University of the Arts, McMahon Stadium, and Foothills Hospital, this location is unmatched. Enjoy quick access to downtown, LRT & major transit routes, Highway 1, and University of Calgary, making commuting a breeze. Plus, with nearby shops, cafes, schools, and bike paths, everything you need is just steps away. This adorable home offers timeless charm in a truly unbeatable location—don't miss your chance to call



Capitol Hill home!

Built in 1912

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2226284    |
| Price          | \$525,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 722         |
| Acres          | 0.07        |
| Year Built     | 1912        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1108 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M0V9            |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Storage                                    |
| Appliances        | Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air                                                                                   |
| Cooling           | None                                                                                         |
| Has Basement      | Yes                                                                                          |
| Basement          | Partial, Partially Finished                                                                  |

**Exterior**

|                   |                                                |
|-------------------|------------------------------------------------|
| Exterior Features | Other, Private Yard                            |
| Lot Description   | Back Lane, Back Yard, Private, Rectangular Lot |
| Roof              | Asphalt Shingle                                |
| Construction      | Other, Shingle Siding                          |
| Foundation        | Poured Concrete                                |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 3rd, 2025 |
| Days on Market | 13             |
| Zoning         | R-CG           |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.