

**1011 18A Street NE  
Calgary, Alberta**

**MLS # A2252907**



**\$625,000**

<b>Division:</b>	Mayland Heights		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,042 sq.ft.	<b>Age:</b>	1959 (66 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad, RV Access/Parking		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame, Wood Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows		

**Inclusions:** none

Welcome to 1011 & 18A Street NE, in the vibrant community of Mayland Heights & Calgary's inner-city gem! Perfectly located, with easy access to major highways and just minutes to the downtown core, this neighbourhood is cherished for its unbeatable convenience and strong sense of community. Families will love being within a short walk to multiple elementary schools, ( including Belfast School & it's public playground ) a junior high, as well as the Deerfoot Athletic Park and an array of scenic bike and walking paths. Daily life is made even easier with a grocery store, convenience stores, restaurants, clinics, and drugstores just one block away. This rock-solid 1,042 sq. ft. four-bedroom bungalow has been lovingly maintained, thoughtfully upgraded & is bathed in natural light on the main floor. Of the many upgrades, this home features newer triple-pane windows throughout, enhancing warmth, energy efficiency, and peaceful quiet inside. The renovated kitchen and main floor bathroom blend modern convenience with timeless character. The main floor living room, hallway and dining room are complemented by original oak hardwood flooring. A set of newer stainless steel appliances elevates the kitchen, making it a joy for cooking and entertaining. Head down to this fully finished basement area that boasts new carpeted flooring & fresh paint in the large family room / flex room area. This will be a great area for the kids to play, or set up that home gym and home office. Extended family will appreciate the 4th bedroom with a 3 pc bath on this level as well. A cold room at the end of the hall and more storage in the utility room. With a back entrance, this layout offers the potential for future, separate living space for extended family or a roommate. Outside, the spacious yard offers a concrete patio perfect for summer gatherings, a large & x

24&rsquo; two-car garage, and a gravel parking pad for additional vehicles or RV storage. All of this is nestled on a tranquil, tree-lined street that reflects the youthful and welcoming vibe of Mayland Heights. If you&rsquo;re looking for a home that combines inner-city accessibility, community charm, and solid upgrades, ( on a 120 ft deep lot ) this bungalow is ready to impress.