

# \$750,000 - 909 18 Avenue Sw, Calgary

MLS® #A2207343

**\$750,000**

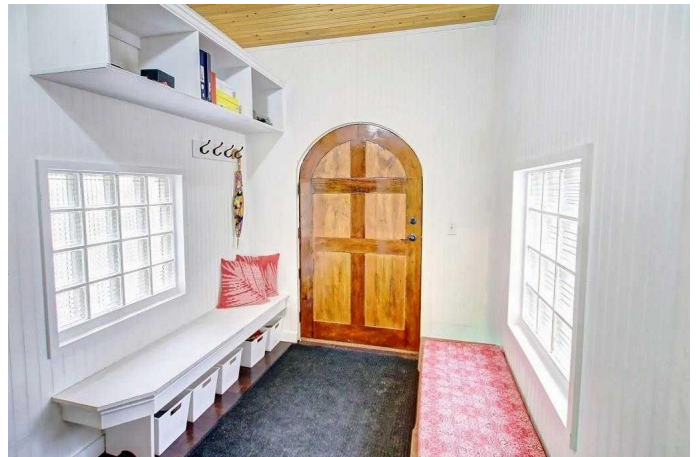
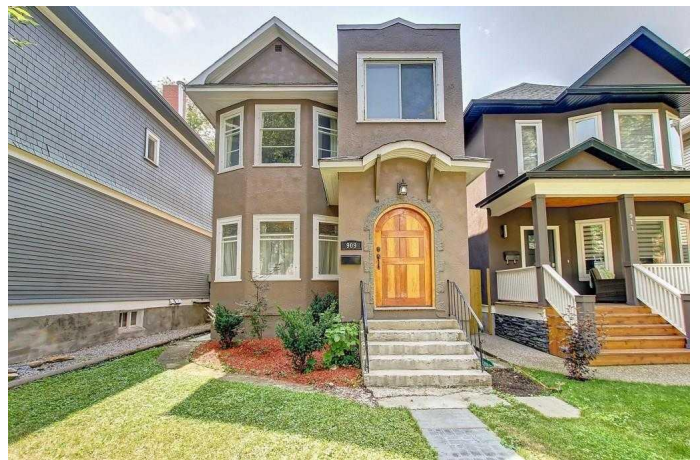
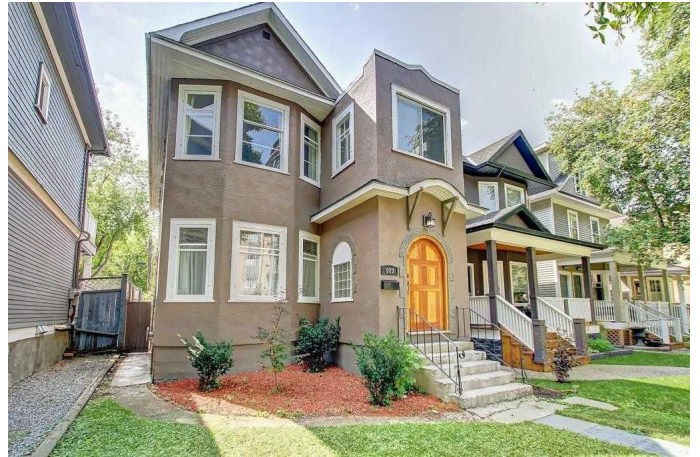
4 Bedroom, 2.00 Bathroom, 1,683 sqft

Residential on 0.07 Acres

Lower Mount Royal, Calgary, Alberta

Live in the Heart of Lower Mount Royal – one of Calgary's most vibrant inner-city districts with a diverse selection of shops, restaurants & pubs all within walking distance.

This gorgeous 1911 home is filled with Character! There are two living spaces, each with separate entrances from a common main foyer entrance. Live in one & rent the other as a mortgage helper, or use the entire home. The front foyer is large & welcoming, leading to both the main floor unit & the upper unit. Main Floor features Hardwood flooring, French Doors to a bright & spacious Living Room, 4 pc bath, large Kitchen with access to a covered deck, Primary Bedroom, & a second bedroom which could be also be used as a Dining Room or Office. The second floor has 2 Bedrooms, Hardwood Floors, large Living Room with a Mid-Century Modern Vibe, tastefully renovated 4pc bath, full Kitchen with pass-through to the Living Room, & a Bright eating nook with large windows. South facing fenced yard, & parking for 2 vehicles in the back. Plenty of Storage space and laundry area in the basement. Your Inner City Lifestyle awaits!! No need to drive anywhere - Walk to Downtown, C-Train, the new Events Center at the Stampede Grounds, Saddledome, Calgary's™ extensive Pathway System, MNP Community & Sports Center at Lindsey Park, and bus stops just steps away. Enjoy the Lively area of uptown 17th Ave and 4th Street: "The Red Mile" is a hotspot for residents and visitors, with a



variety of boutique shops and services,  
including fine-dining, pubs and coffee shops.  
Unique & historic Home in a fantastic location!!

The Pictures are from previous listing " the  
property has been tenant occupied. Don't  
miss this opportunity!

Built in 1911

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2207343    |
| Price          | \$750,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,683       |
| Acres          | 0.07        |
| Year Built     | 1911        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 909 18 Avenue Sw  |
| Subdivision | Lower Mount Royal |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2T 0H2           |

### Amenities

|                |                         |
|----------------|-------------------------|
| Parking Spaces | 2                       |
| Parking        | Off Street, Parking Pad |

### Interior

|                   |                                                                        |
|-------------------|------------------------------------------------------------------------|
| Interior Features | Bookcases, French Door, High Ceilings, No Animal Home, No Smoking Home |
| Appliances        | Dryer, Oven, Refrigerator, Washer, Window Coverings, Portable          |

|              |                         |
|--------------|-------------------------|
|              | Dishwasher              |
| Heating      | Forced Air, Natural Gas |
| Cooling      | None                    |
| Has Basement | Yes                     |
| Basement     | Full, Unfinished        |

## Exterior

|                   |                                         |
|-------------------|-----------------------------------------|
| Exterior Features | None                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Level |
| Roof              | Asphalt Shingle                         |
| Construction      | Stucco, Wood Frame                      |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 11              |
| Zoning         | M-C2            |

## Listing Details

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

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.