

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

MLS® #A2226284

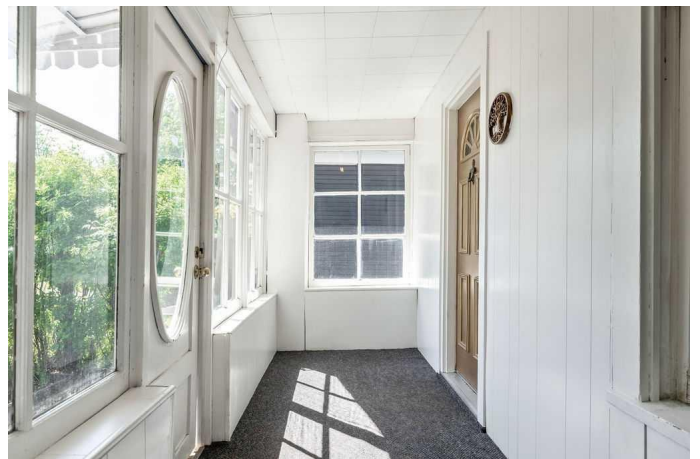
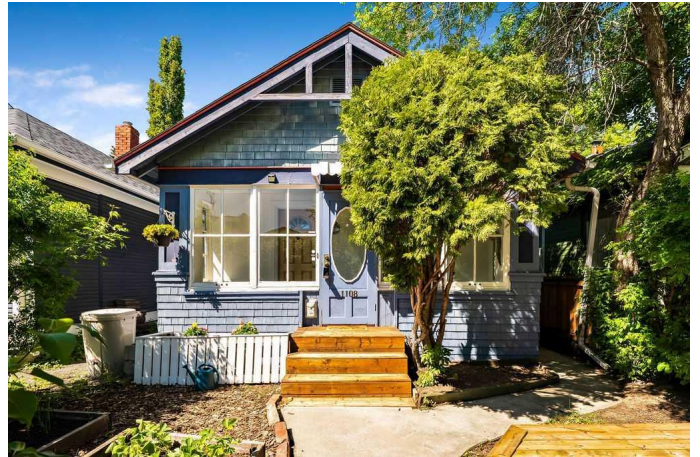
**\$525,000**

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	9
Zoning	R-CG

**Listing Details**

Listing Office	eXp Realty
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