

# \$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	Exterior Entry, Full, Suite, 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	54
Zoning	R-CG

**Listing Details**

Listing Office	Royal LePage Benchmark
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