



## 780-978-5674

joshuaboyne@hotmail.com

## 1022 18 Avenue SE Calgary, Alberta

MLS # A2206802



\$575,000

Division:	Ramsay					
Type:	Residential/Hou	ıse				
Style:	1 and Half Storey					
Size:	946 sq.ft.	Age:	1906 (119 yrs old)			
Beds:	2	Baths:	1			
Garage:	Off Street, Single Garage Attached					
Lot Size:	0.06 Acre					
Lot Feat:	Back Lane, Back Yard, Front Yard					

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

No Animal Home

Inclusions: None

Features:

Welcome to this charming, newly renovated 2-bedroom, 1-bath home located in the highly sought-after Ramsay area of Calgary. Perfectly suited for first-time buyers, investors, professionals, or anyone seeking a low-maintenance, move-in-ready space, this cozy home offers a bright and airy living environment with modern updates throughout. The layout features a spacious living area, updated flooring, fresh paint, and a contemporary kitchen and bathroom. Both bedrooms are generously sized, providing ample natural light and comfort. The home also includes a detached garage, offering secure parking and additional storage space. Located in a vibrant and historic neighborhood, this property is just minutes from downtown Calgary, local parks, cafes, and more, making it the ideal place to call home. Don't miss out on this fantastic opportunity—book your showing today! INVESTORS 1024 18 AVE is also on sale, great opportunity to purchase homes side by side