

\$649,000 - 446 18 Avenue Ne, Calgary

MLS® #A2145082

\$649,000

3 Bedroom, 4.00 Bathroom, 1,818 sqft
Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

Prime investment opportunity to jump on this spacious 3-bedroom, 3.5-bathroom inner city home in the heart of Winston Heights overlooks Munro park, offering the perfect canvas for those with a vision for small renovation and adding your personal touch to this stunning home. Situated just blocks away from 16th Ave, this property features an open-concept layout, ideal for modern living and entertaining. Each bedroom boasts a generous amount of space, enough space for a growing family, and a private backyard offers space for outdoor enjoyment. Located minutes from downtown Calgary, and a short drive from the Airport, this property is surrounded by amenities and promises an exciting opportunity for revitalization and personalization. Don't miss the opportunity to customize and capitalize on this sought-after urban gem, booking your private showing today!

Built in 2004

Essential Information

MLS® #	A2145082
Price	\$649,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818



446 18 Ave NE, Calgary, AB

Main Building, Total Interior Area Above Grade 1758.94 sq ft



446 18 Ave NE, Calgary, AB

Main Floor, Interior Area 955.08 sq ft



0 5 10 ft

PREPARED: 2022/09/29

Water features are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Up/Down
Status	Active

Community Information

Address	446 18 Avenue Ne
Community	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Jetted Tub, Kitchen Island, Skylight(s), Vinyl Windows, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 1st, 2024
Days on Market	5
Zoning	R-C2

Listing Details

Listing Office	CIR Realty
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