

# \$597,000 - 1011 18a Street Ne, Calgary

MLS® #A2252907

**\$597,000**

4 Bedroom, 2.00 Bathroom, 1,042 sqft

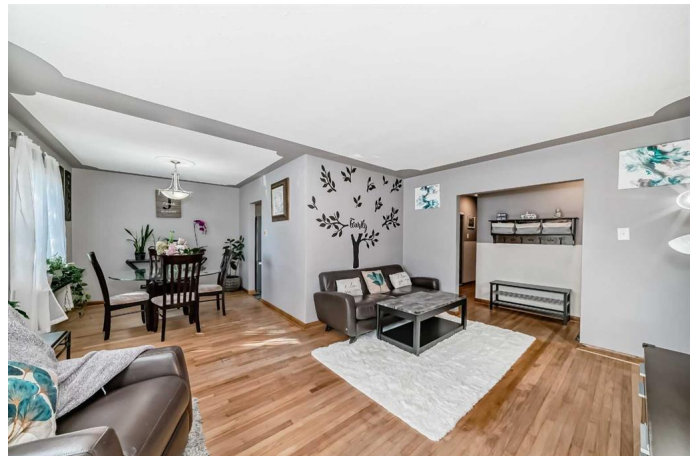
Residential on 0.13 Acres

Mayland Heights, Calgary, Alberta

( Public Open House Saturday Sept 6th - 1:00 to 3:30 pm ) Welcome to 1011 18A Street NE, in the vibrant community of Mayland Heights - Calgary's inner-city gem!

Perfectly located, with easy access to major highways and just minutes to the downtown core, this neighbourhood is cherished for its unbeatable convenience and strong sense of community. Families will love being within a short walk to multiple elementary schools, ( including Belfast School & it's public playground ) a junior high, as well as the Deerfoot Athletic Park and an array of scenic bike and walking paths. Daily life is made even easier with a grocery store, convenience stores, restaurants, clinics, and drugstores just one block away.

This rock-solid 1,042 sq. ft. four-bedroom bungalow has been lovingly maintained, thoughtfully upgraded & is bathed in natural light on the main floor. Of the many upgrades, this home features newer triple-pane windows throughout, enhancing warmth, energy efficiency, and peaceful quiet inside. The renovated kitchen and main floor bathroom blend modern convenience with timeless character. The main floor living room, hallway and dining room are complemented by original oak hardwood flooring. A set of newer stainless steel appliances elevates the kitchen, making it a joy for cooking and entertaining. Head down to this fully finished basement area that boasts new carpeted flooring & fresh paint



in the large family room / flex room area. This will be a great area for the kids to play, or set up that home gym and home office. Extended family will appreciate the 4th bedroom ( with legal Egress Window ) and a 3 pc bath on this level as well. A cold room at the end of the hall and more storage in the utility room. With a back entrance, this layout offers the potential for future, separate living space for extended family or a roommate. Outside, the spacious "WEST facing" yard offers a concrete patio perfect for summer gatherings & plenty of year round Alberta Sun. A large 24' x 24' two-car garage, and a gravel parking pad for additional vehicles or RV storage. All of this is nestled on a tranquil, tree-lined street that reflects the youthful and welcoming vibe of Mayland Heights. If you're looking for a home that combines inner-city accessibility, community charm, and solid upgrades, ( on a 120 ft deep lot ) this bungalow is ready to impress.

Built in 1959

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2252907    |
| Price          | \$597,000   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,042       |
| Acres          | 0.13        |
| Year Built     | 1959        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|         |                    |
|---------|--------------------|
| Address | 1011 18a Street Ne |
|---------|--------------------|

|             |                 |
|-------------|-----------------|
| Subdivision | Mayland Heights |
| City        | Calgary         |
| County      | Calgary         |
| Province    | Alberta         |
| Postal Code | T2E 4W3         |

### Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Parking Spaces | 3                                                      |
| Parking        | Double Garage Detached, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                      |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | Laminate Counters, No Smoking Home, Sump Pump(s), Vinyl Windows             |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |
| Heating           | Forced Air                                                                  |
| Cooling           | None                                                                        |
| Has Basement      | Yes                                                                         |
| Basement          | Finished, Full                                                              |

### Exterior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                              |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot |
| Roof              | Asphalt Shingle                                                     |
| Construction      | Stucco, Wood Frame, Wood Siding                                     |
| Foundation        | Poured Concrete                                                     |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 31st, 2025 |
| Days on Market | 6                 |
| Zoning         | R-CG              |

### Listing Details

|                |                              |
|----------------|------------------------------|
| Listing Office | TREC The Real Estate Company |
|----------------|------------------------------|

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