

\$998,500 - 2719 18 Street Nw, Calgary

MLS® #A2239042

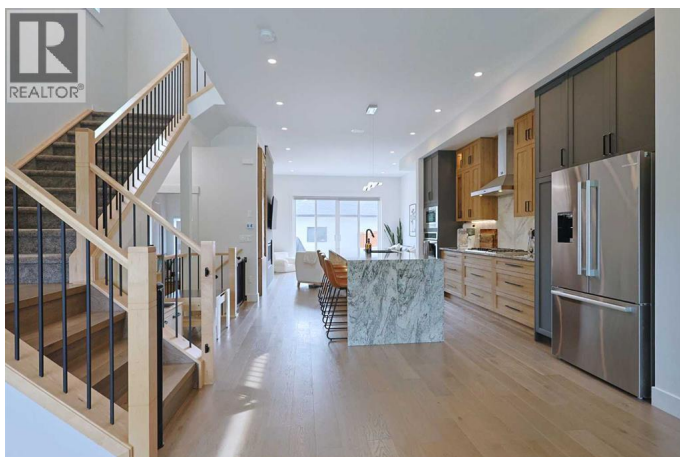
\$998,500

4 Bedroom, 4.00 Bathroom, 1,933 sqft

Single Family on 0.07 Acres

Capitol Hill, Calgary, Alberta

Truly amazing describes this sensational semi-detached home in the popular inner city community of Capitol Hill, located here on this quiet street within walking distance to Confederation Park & the bluff overlooking Confederation golf course. Offering a total of 4 bedrooms & over 2600sqft of air-conditioned living space, this sleek designer home enjoys upgraded engineered hardwood floors, stunning custom kitchen with granite countertops, dreamy master ensuite with heated floors & fenced West backyard complete with large deck & detached 2 car garage. Complemented by soaring 10ft ceilings & expansive windows, you'll fall in love with the incredible open concept flow of the main floor with its bright & airy dining room with paneled feature wall & West-facing living room with 4-panel sliding garden doors & sleek contemporary fireplace with floor-to-ceiling granite surround. The fully-loaded kitchen is a sight-to-behold & features full-height cabinets & granite counters, impressive granite waterfall island & stainless steel Bosch appliances including gas cooktop plus chimney hoodfan & Frigidaire built-in oven. The graceful & extra-wide staircase leads up to the 2nd floor where you'll find 9ft ceilings & 3 wonderful bedrooms; the West-facing owners' retreat has engineered hardwood floors & large walk-in closet, & a barn door opens into the luxurious ensuite with heated floors & free-standing tub, oversized glass shower & quartz-topped double vanities. Finishing off



this floor is the family bathroom with 2 sinks & quartz counters, deep linen closet & laundry room with Maytag washer & dryer. The lower level “ with 9ft ceilings & roughed-in infloor heating, is beautifully finished with a 4th bedroom with walk-in closet, another full bathroom, office area with built-in desk & terrific rec room with granite-topped wet bar. Additional features include built-in ceiling speakers, low-flow/dual-flush toilets, main floor mudroom with built-in lockers, closet organizers, 3M-tinted windows (Night Vision 35 for upper staircase windows & PR40 for 2nd floor bedrooms), roughed-in central vacuum system & natural gas line for your BBQ on the backyard deck. Conveniently situated in this prime location within walking distance to bus stops & just minutes to the University of Calgary, area schools & Foothills Medical Centre, with easy access to major retail centers, LRT & downtown. (id:6289)

Built in 2022

Essential Information

Listing #	A2239042
Price	\$998,500
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,933
Acres	0.07
Year Built	2022
Type	Single Family
Sub-Type	Freehold

Community Information

Address	2719 18 Street Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta

Postal Code T2M3T9

Amenities

Amenities Park, Playground, Schools, Shopping
Features Back lane, Wet bar, Closet Organizers, Gas BBQ Hookup
Parking Spaces 2
Parking Detached Garage
of Garages 2

Interior

Appliances Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Freezer, Garburator, Oven - Built-In, Hood Fan, Window Coverings
Heating Natural gas Forced air
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 1
of Stories 2
Has Basement Yes

Exterior

Exterior Brick, Stucco
Exterior Features Landscaped
Construction Wood frame
Foundation Poured Concrete

Listing Details

Listing Office Royal LePage Benchmark



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