

\$989,900 - 1433 18 Avenue Nw, Calgary

MLS® #A2242628

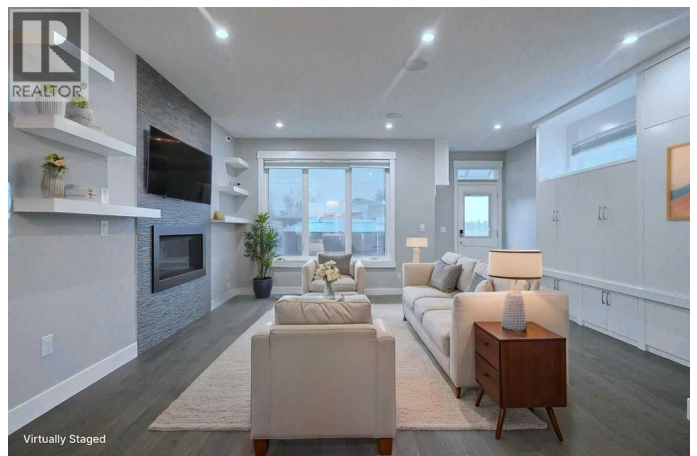
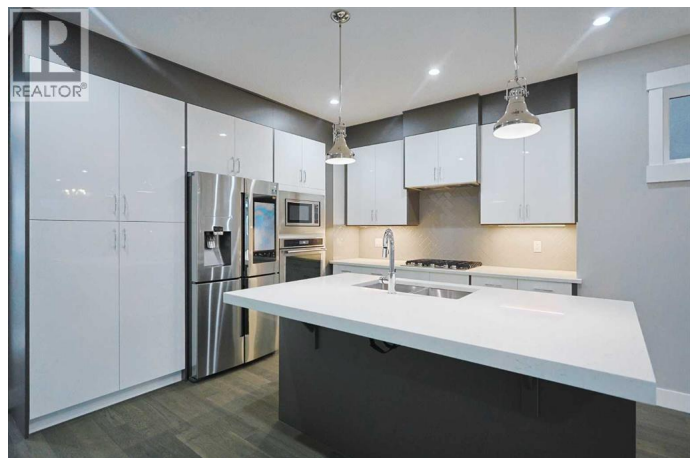
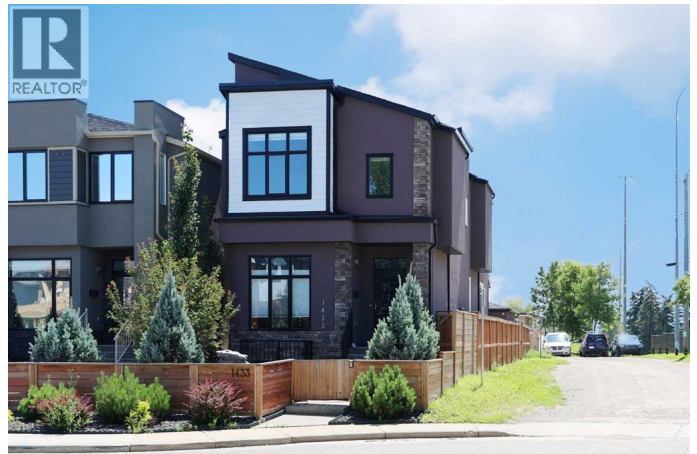
\$989,900

6 Bedroom, 4.00 Bathroom, 2,041 sqft

Single Family on 0.07 Acres

Capitol Hill, Calgary, Alberta

A must-to-see is this beautifully appointed infill in the popular inner city community of Capitol Hill, nestled in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. With 3 levels of sleek air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz counters, 6 bedrooms & 4 full baths, 9ft ceilings throughout & low-maintenance South backyard with aggregate patio & detached 2 car garage. Available for quick possession, with a fantastic open concept main floor featuring the South-facing living room with fireplace & built-ins, spacious dining room area & stylish designer kitchen with 2-toned cabinetry, soft-close drawers & cabinets, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Upstairs on the 2nd level there are 3 bedrooms & 2 full baths; the primary bedroom has a walk-in closet with built-ins & the jetted tub ensuite has quartz-topped double vanities & oversized glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft area & laundry with quartz counters, cabinets & Whirlpool washer & dryer. The lower level â€” with a separate side entrance, is fully finished with 2 bedrooms & another full bath, rec room with built-ins & laundry/utility room with Whirlpool washer & dryer. On the main floor there is another



bedroom with its own ensuite with showerâ€¦which would also make a great home office. Additional features include built-in ceiling speakers, closet organizers & gas BBQ line & pergola in the South backyard. Only minutes from your front door is Confederation Park & golf course, area schools & bus stops, & with its easy access to 14th Street & TransCanada Highway, you are within quick reach of the LRT, hospitals, McMahon Stadium & University of Calgary, major retail centers & downtown. (id:6289)

Built in 2018

Essential Information

Listing #	A2242628
Price	\$989,900
Bedrooms	6
Bathrooms	4.00
Square Footage	2,041
Acres	0.07
Year Built	2018
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1433 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	T2M0W7

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	Cul-de-sac, 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, 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
Basement	Separate entrance

Exterior

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

Listing Details

Listing Office Royal LePage Benchmark



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