

1712 18 Avenue NW
Calgary, Alberta

MLS # A2169446



\$1,099,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2022 (2 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: None

Capital Hill : Fully Upgraded DETACHED INFILL in the coveted community of Capitol Hill, NW! The open concept layout of this 2-storey, around 2840 sq ft total covering area is unlike anything else you will see! Entering you will be greeted with a large foyer, open concept main floor with 10 FEET CEILINGS, Large formal DINING area with spacious kitchen match the ceiling height cabinets with huge island, quartz counter tops and KITCHEN AID stainless steel appliances packages. The bright and spacious living room with FIREPLACE acts as a welcoming hub, with direct access to the back large extra wide 8-foot sliding door. The mudroom features built-in lockers and a bench, keeping everyone organized as they head in and out of the house. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the en-suite features a heated floors, a free standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full bathroom, a full laundry room. The BASEMENT with 10 FEET CEILING is where the fun is at featuring a huge rec room which includes a wet bar. The 10 FEET basement also has a spacious bedroom with a walk in closet, a full bathroom, a built in closet, storage space . ALSO comes with double detached garage. Few minutes to downtown, schools, Calgary University and shopping mall. Call your favorite realtor to book a viewing.