

\$899,900 - 1216 18 Avenue Nw, Calgary

MLS® #A2186696

\$899,900

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

***OPEN HOUSE SUN JULY 6th 1-3 pm
@1216 18 AVENUE N.W.***Welcome to: 1216
18 Avenue N.W! "PRIME LOCATION!!"
Magnificent Detached Home with Over 2500
sq. ft. Totally Developed!! Loaded with Top
Quality Finishing Details & Features, Including:
HUGE Great Room with Gas Fireplace,
Beautiful Gourmet Kitchen with Granite
Counters, Gas Stove, Corner Pantry, & a
Newer Fridge & Microwave Hood Fan! A Bright
Front Flex Room Great for a Home Office, Den
or alternative Dining Area with Bow Window
and a 2 Piece Bathroom are on the Main Level
as well! High Ceilings and Hardwood Flooring
are also on the Spacious Main Level with an
"Opulent" Custom Spiral Staircase that leads
to the Second Level Featuring: Vaulted
Ceilings and a Bow Window in The Primary
Bedroom PLUS a Beautiful 5 Piece En-Suite
with Jetted Tub! Awesome Sky Lights Flood
the Second Level with Natural Lighting! Two
additional Spacious Bedrooms with Walk-In
Closets, a 4 Piece Main Bathroom and
Laundry Room complete the Bright Second
Level! The "Versatile" Fully Developed Lower
Level is Set up with a Theatre / Family Room,
4th Bedroom & a 3 Piece Bathroom! A Private
Backyard & a Double Garage are in the back
of this "Beautiful Capitol Hill Home!
LOCATION, LOCATION, LOCATION!! What
truly sets this Home apart is it's unbeatable
Super Quiet, Convenient Location walking
distance to SAIT, LRT, North Hill Mall,
Schools, Shopping, Confederation Park & All



Amenities!! PRICED TO SELL!!

Built in 2007

Essential Information

MLS® #	A2186696
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1216 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Rear Drive
# of Garages	2

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, Sump Pump(s), See Remarks, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Gas Range, Refrigerator, Dryer, Garage Control(s), Microwave Hood Fan, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Decorative, Insert
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	January 11th, 2025
Days on Market	177
Zoning	R-CG

Listing Details

Listing Office	Real Estate Professionals Inc.
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