

# \$1,100,000 - 1433 18 Avenue Nw, Calgary

MLS® #A2242628

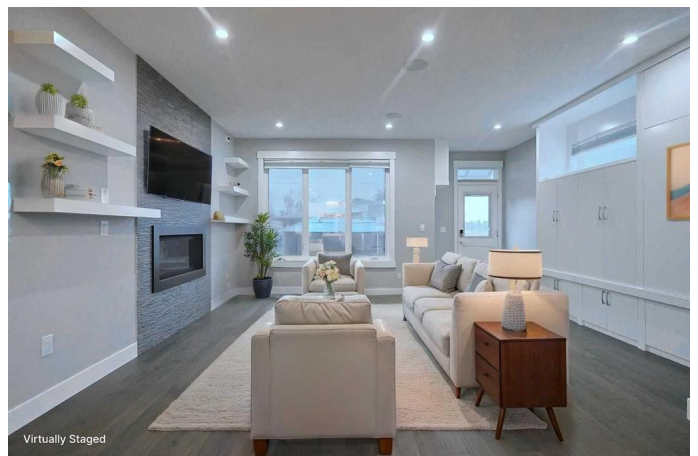
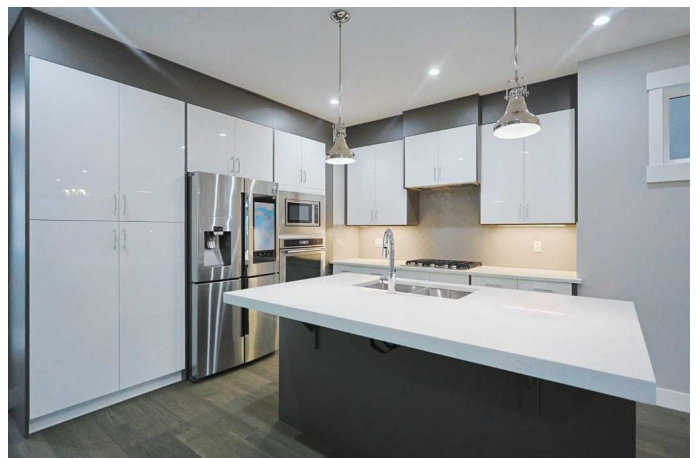
**\$1,100,000**

6 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential 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.

Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2242628    |
| Price          | \$1,100,000 |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,041       |
| Acres          | 0.07        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1433 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0W7           |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Exterior Entry, Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard, Awning(s)

Lot Description Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 26th, 2025

Days on Market 1

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

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