

# \$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 SAT JUNE 28th 1-3 pm @ 1216 8 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	Rear Drive, Double Garage Detached
# of Garages	2

### Interior

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

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room, 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	169
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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