

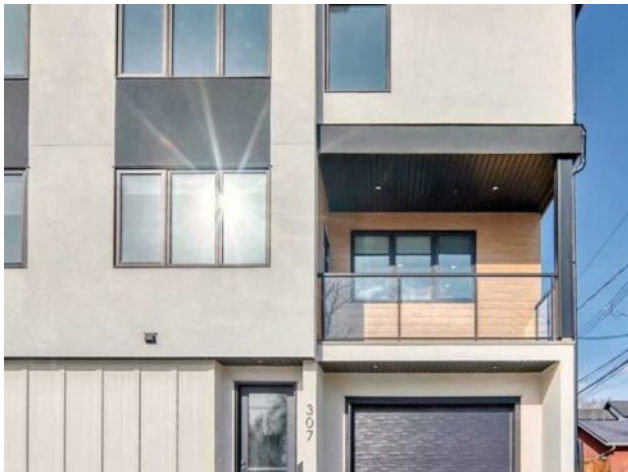


GRASSROOTS
REALTY GROUP

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307 18 Street NW
Calgary, Alberta

MLS # A2240546



\$829,900

Division:	West Hillhurst		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	2,185 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot, Low Maintenance Landscape		

Heating:	In Floor, Electric, Make-up Air, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Aluminum Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: none

Welcome to West Hillhurst living in a modern designed End-Unit Rowhouse. With a spacious layout featuring Unobstructed City Views and High-End Finishes, this is one you do not want to miss. This 3-storey Rowhouse boasts 3 bedrooms, 3.5 bathrooms and an attached heated garage with EV hookup. A beautifully designed open concept main floor featuring wide-plank hardwood flooring, oversized triple-pane windows. The kitchen is designed for home chefs and boasts sleek cabinetry, quartz countertops, premium appliances, gas range, open shelves and stylish gold accents. The kitchen island is perfect for entertaining and just off the dining room is a private balcony with BBQ hookup. A stylish powder room completes the main level. Upstairs, the primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite with a soaker tub under a gorgeous chandelier, oversized rainfall shower with build-in quartz bench, double vanity and heated floors. The primary walk-in closet is thoughtfully designed with ample storage. The second bedroom is spacious, complete with its own walk-in closet and a 4-piece ensuite with quartz countertops. A conveniently located laundry room adds to the thoughtful design. The lower level has an additional bedroom and 3-piece bathroom along with an oversized mechanical room with ample storage. Located directly across from highly desirable schools and just steps from parks, shops and restaurants with easy access to Crowchild Trail, downtown and transit, this unbeatable location offers the very best of city living!