



GRASSROOTS
REALTY GROUP

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1433 18 Avenue NW
Calgary, Alberta

MLS # A2242628



\$1,100,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,041 sq.ft.	Age:	2018 (7 yrs old)
Beds:	6	Baths:	4
Garage:	Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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		
Inclusions:	washer & dryer in basement		

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 — 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 shower & 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.