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1604 18 Avenue NW Calgary, Alberta

MLS # A2268605



\$869,900

| Division: | Capitol Hill | | |
|-----------|--------------------------------------------------------|--------|-------------------|
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,831 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Back Lane, Front Yard, Level, Private, Rectangular Lot | | |
| | | | |

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Ceramic Tile, Wood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full **Exterior:** Zoning: Composite Siding, Wood Frame R-CG Foundation: **Poured Concrete Utilities:**

Features: Bookcases, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: none

Best "Priced to sell" Home in inner city, \$76000 below Assessment. Quiet infill residential location at its best, fully developed custom built 2 story home, well kept ,close to shopping, restaurants and traffic main, walking distance to SAIT University, and C-train station. Immaculate new 2025 wood floor, spaceous kitchen with stainless steel appliances, including gas range, refrigerator, gleaming granite counter top, subway tiles spash, large breakfast nook, and a spacesoue dining area. Other features include built in book shelves and TV station, gas fire place, directly exiting into a large secluded patio. Sunny South facing Nook next to entrance. Carpeted stairways and rod iron railings to upper floor with a large bonus room with sky light between two good size bedrooms with vaulted ceilling each with a walk in closet, one with a spaceous bright 4-Pc ensuite (with skylight) and a jetted tub. ALso on the upper floor a comon 4-pc bathroom, and a South facing bedroom with large window and a small patio. Roof is brand new replaced in 2025.