



GRASSROOTS
REALTY GROUP

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1604 18 Avenue NW
Calgary, Alberta

MLS # A2268605



\$859,900

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:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	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; \$85000 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, spacious kitchen with stainless steel appliances, including gas range, refrigerator, gleaming granite counter top, subway tiles splash, large breakfast nook, and a spacious dining area. Other features include built in book cabinet/shelves and TV station in living room, gas fire place, directly exiting into a large secluded patio. Sunny South facing frint Nook next to entrance. Carpeted stairways and rod iron railings to upper floor with a large middle bonus room with sky light between two good size bedrooms with vaulted ceiling each with a walk in closet, one with a spacious bright 4-Pc ensuite (with skylight) and a jetted tub. ALso on the upper floor a common 4-pc bathroom, and a South facing bedroom with large window and a small patio. Roof is brand new replaced in 2025.