



GRASSROOTS
REALTY GROUP

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1607 18 Avenue NW
Calgary, Alberta

MLS # A2268875



\$849,900

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,943 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows		
Inclusions:	N/A		

This sophisticated, contemporary semi-detached infill in Capitol Hill offers exceptional value with over 2,700 square feet of functional living space featuring 4 bedrooms, 3 and half bathrooms, premium finishes, and a south facing yard. The main floor boasts brand new engineered wide plank oak hardwood flooring, ten-foot ceilings, and generously proportioned living areas. These include a formal dining room, a living room with a sliding glass door to the rear yard, and a modern kitchen equipped with stainless steel appliances and shaker-style cabinetry. A tiled mudroom provides direct access to the double detached garage and includes built-in millwork for organized storage. A privately situated powder room completes this wonderful main floor. The upper level comprises three spacious bedrooms, two full bathrooms, and convenient second-floor laundry. The master suite features a sizable walk-in closet and a private five-piece ensuite with a freestanding soaker tub, a separate water closet, and an oversized glass shower. The fully finished basement includes a large recreation room with a wet bar, a fourth bedroom, and a fourth bathroom. Finally, the home is complete with air conditioning, charming landscaping, a very useful at-grade concrete patio, and irrigation. Book your private tour today.