



GRASSROOTS
REALTY GROUP

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2511 18 Street NW
Calgary, Alberta

MLS # A2276629



\$899,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, No Animal Home, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-CG
Utilities:	-

Inclusions: Built-in Dishwasher

Welcome to this charming Capitol Hill home, perfectly situated in one of the city's most sought-after inner-city communities. With an east-facing front porch, this inviting residence is the ideal spot to enjoy your morning coffee while watching the neighborhood come to life. This home has been updated with \$50,000 in renovations, the home features new hardwood floors and baseboards on the main level and new carpet in the basement with fresh paint, blending modern comfort with timeless character. The main floor offers a spacious dining room at the front of the home, complete with a convenient cheater door to the kitchen perfect for entertaining. The kitchen is designed for the home chef, showcasing a central island, ample granite countertops for prep space, a gas range, and stainless steel appliances. Open to the living room, you'll love the cozy rock-faced fireplace, custom built-in cabinetry, and French doors that lead seamlessly to the backyard. A functional mudroom and rear entrance add everyday practicality. Upstairs, the upper level boasts a generous primary bedroom with a 4-piece ensuite, 2 additional bedrooms, a full main bathroom, and the convenience of upper-floor laundry. The freshly painted basement expands your living space with a large recreation room, ideal for family movie nights or a media room, plus a 4th bedroom and a 4-piece bathroom, perfect for guests or older teens. There is a flex room that could be a 5th bedroom or home office. Additional highlights include an A/C unit, two hot water tanks and a furnace, both approximately 6 years old, offering peace of mind. The west-facing backyard is great for enjoying afternoon and evening sun and is complemented by a double detached garage. Enjoy unbeatable inner-city convenience with quick access to North Hill Shopping Centre, Home Depot, schools, parks, transit, and major

routes, making daily errands and commuting effortless. This beautifully updated Capitol Hill home offers the perfect blend of lifestyle, location, and comfort.