



GRASSROOTS
REALTY GROUP

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2004 18 Street NW
Calgary, Alberta

MLS # A2279441



\$899,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,051 sq.ft.	Age:	1958 (68 yrs old)
Beds:	4	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting		

Inclusions: None

Inner-city-living at its finest. This gorgeous home has been tastefully updated inside out. This home showcases over \$150,000 in stunning renovations. The exterior alone received a \$30,000 transformation, featuring new siding, stone, and modern lighting. Step inside, and be welcomed by the bright and modern living space. Be prepared to fall in love with the gourmet kitchen, equipped with all brand new appliances. Imagine entertaining your family and friends while making your signature dishes at the huge kitchen island looking out to the huge window. Tons of cabinets, including a double-sided island so you can always keep your kitchen neat and tidy. Walk down the hall and you will find a convenient laundry, a 3 bright bedrooms, 2 full bathrooms (one ensuite 3-piece bath). Downstairs there's more to love - an illegal basement suite with separate entrance and private laundry. Perfect as a mortgage helper or for your college-aged kids who aren't quite ready to move out. This home offers the value, the convenience, the potential that you are searching for. Superb location that allows you to walk to some of the most excited restaurants and coffee shops that Calgary has to offer. UoC, SAIT, North Hill Mall and Confederation Park, just to name a few, can all be accessed by foot. Call your favorite realtor and book a showing today.