



GRASSROOTS
REALTY GROUP

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1809 18 Avenue NW
Calgary, Alberta

MLS # A2143878



\$849,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,235 sq.ft.	Age:	1951 (73 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Few Trees, Front Yard, Low Maintenance Landscaping		

Heating:	Central, In Floor, Electric, Fireplace(s), Forced Air, Heat Pump, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum		

Inclusions: N/A

*OH/Saturday/ June 29, 1:30-3:30/ Discover the charm of Capitol Hill, an established inner-city community just minutes from downtown Calgary. Impeccable curb appeal and stunning landscaping define the exterior of this residence, creating an inviting first impression. This beautifully upgraded 2 bedroom plus den, 2-bathroom bungalow offers a contemporary open layout, complete with a stunning gourmet kitchen featuring an abundance of cabinet space. The fully developed basement provides additional living area, ideal for relaxation or hosting gatherings. As well a spacious bedroom and full bathroom. Highlighting the home is a stunning sunroom with floor-to-ceiling windows, offering serene views of the private backyard surrounded by tall evergreen trees and a beautiful deck for all your entertaining needs. Convenient access to the C-train, local amenities, and the vibrant urban atmosphere makes this home a tranquil retreat in Capitol Hill.