



**1203 18 Avenue NW
Calgary, Alberta**

MLS # A2156228



\$825,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Slate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Rain Barrel

OPEN HOUSE SUNDAY 12 NOON TO 1:30PM. COME SEE US FIRST AND THEN DARE TO COMPARE! NEW PRICE - LIKELY WON'T LAST LONG NOW. Your dream home awaits! Location, convenience, style and high end finishes check off all the boxes you can imagine! Located in the inner city, this home is just minutes from Kensington, SAIT, transit, parks, amenities, and a 10 minute downtown commute. Walking up you will be impressed by the beautiful brick facade, mature greenery and curb appeal. Entering the home you are greeted by a bright living room, large windows and stunning fireplace with slate detail. Hardwood flooring flows through the entire home. Down the hall you make your way past a 2 piece bath and into the large open space with your kitchen, dining and family room. The kitchen is an entertainers dream with high end appliances, raised eating bar and centre island, granite counters and stunning slate backsplash. The layout provides ease to enjoy company while you prepare meals and socialize. The family room is bright and open with large windows and double doors leading to your paved and south facing backyard. A double detached garage makes parking and storage a breeze. Moving upstairs to the second floor, you will find 3 bedrooms including the master suite complete with vaulted ceilings, 4 piece spa-like ensuite and walk in closet. Down the hall is a open space that could be used as an office or play area. Another 4-piece bathroom and 2 large bedrooms complete the second floor. You also have the ability to complete the full unfinished basement to your specifications. A new roof was completed in 2022. This home is a dream that you need to see for yourself! Contact your realtor and book your showing today!