



1216 18 Avenue NW
Calgary, Alberta

MLS # A2158229



\$939,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,865 sq.ft.	Age:	2007 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Rear Drive		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)		

Inclusions: N/A

Welcome to 1216 18 Avenue N.W! Original Owner/Builder with Over 2500 sq. ft. Totally Developed! Loaded with Quality Features Including: HUGE Great Room with Gas Fireplace, Beautiful Gourmet Kitchen with Granite Counters, Gas Stove, Corner Pantry, Newer Fridge & Microwave Hood Fan! A Front Flex Room with Bow Window and a 2 Piece Bathroom are also on the Main Level! High Ceilings & Hardwood on the Main Floor with Custom Spiral Staircase leading to the Second Level! Vaulted Ceilings and Bow Window in The Primary Bedroom PLUS a Beautiful 5 Piece En-Suite with Jetted Tub! Sky Lights Flood the Second Level with Natural Lighting! A Laundry Room Plus 2 additional Spacious Bedrooms with Walk-In Closets & a 4 Piece Main Bathroom completed the Second Level! The Lower Level is Set up with a Theatre / Family Room, 4th Bedroom & a 3 Piece Bathroom! Private Backyard & a Double Detached Garage at the Rear of the Home! Super Quiet Location walking distance to SAIT, LRT, Schools, Shopping, Confederation Park & All Amenities!!