



**GRASSROOTS**  
REALTY GROUP

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**1216 18 Avenue NW**  
**Calgary, Alberta**

**MLS # A2186696**



**\$899,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,865 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Rear Drive		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Rectangular Lot		

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

**Inclusions:** N/A

\*\*\*OPEN HOUSE SAT JUNE 28th 1-3 pm @ 1216 8 AVENUE N.W.\*\*\*Welcome to: 1216 18 Avenue N.W! "PRIME LOCATION!!"  
Magnificent Detached Home with Over 2500 sq. ft. Totally Developed!! Loaded with Top Quality Finishing Details & Features, Including: HUGE Great Room with Gas Fireplace, Beautiful Gourmet Kitchen with Granite Counters, Gas Stove, Corner Pantry, & a Newer Fridge & Microwave Hood Fan! A Bright Front Flex Room Great for a Home Office, Den or alternative Dining Area with Bow Window and a 2 Piece Bathroom are on the Main Level as well! High Ceilings and Hardwood Flooring are also on the Spacious Main Level with an "Opulent" Custom Spiral Staircase that leads to the Second Level Featuring: Vaulted Ceilings and a Bow Window in The Primary Bedroom PLUS a Beautiful 5 Piece En-Suite with Jetted Tub! Awesome Sky Lights Flood the Second Level with Natural Lighting! Two additional Spacious Bedrooms with Walk-In Closets, a 4 Piece Main Bathroom and Laundry Room complete the Bright Second Level! The "Versatile" Fully Developed Lower Level is Set up with a Theatre / Family Room, 4th Bedroom & a 3 Piece Bathroom! A Private Backyard & a Double Garage are in the back of this "Beautiful Capitol Hill Home! LOCATION, LOCATION, LOCATION!! What truly sets this Home apart is it's unbeatable Super Quiet, Convenient Location walking distance to SAIT, LRT, North Hill Mall, Schools, Shopping, Confederation Park & All Amenities!! PRICED TO SELL!!