

\$1,400,000 - 204 18a Street Nw, Calgary

MLS® #A2081329

\$1,400,000

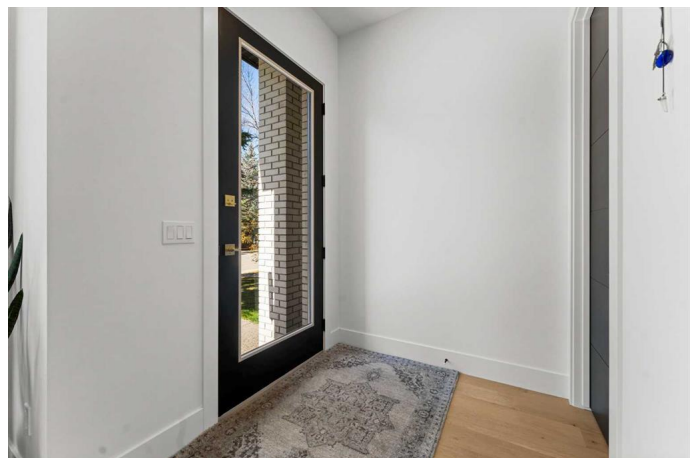
4 Bedroom, 4.00 Bathroom, 2,175 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Welcome to stunning 204 18a Street NW! With 3000 SQFT of living space, this meticulously crafted 4 BED 3.5 BATH home is truly a work of Art. Perfectly located near trendy 19th street, on a 135-FOOT LOT, in one of the most beautiful QUIET CUL-DE-SAC™s in WEST HILLHURST, with matured trees and luxury new homes; this brand-new SCANDINAVIAN-CONTEMPORARY design will surely leave you impressed with its immaculate curb appeal and interior.

Throughout this home you will see a perfect contrast of oak, black, decorators white and brass; with 8™ doors, BLACK WINDOWS with sophisticated TRIM-LESS sills, TONS of NATURAL LIGHT, and LUXURY finishes. Upon entering, you are greeted with 10-FOOT CEILINGS, walk-in closet and a spacious dining room with HUGE WINDOWS, and feature wall. Walking past the powder room on the lovely OAK flooring you™ll see the stunning sleek kitchen with beautiful CUSTOM CABINETRY, and built-in appliances. This kitchen makes hosting perfect with a 14-FOOT island with QUARTZ countertop, tons of storage, JEN-AIR luxury appliances, quartz backsplash, and more! Walking past the side entrance and mudroom-nook, you™ll admire the aesthetic OPEN RISER stairs with 10-FOOT GLASS panels as you are led to your LARGE living room space with a charming gas BRICK FIREPLACE, and built-in cabinets. Up the stairs you™ll find 9-FOOT ceilings leading



you to your stunning master bedroom with 13-FOOT VAULTED ceilings, MASSIVE WINDOWS, built-in European closets, FIREPLACE, and large walk-in closet with sliding barn doors. The master En-Suite will leave you in awe when you first step on its HEATED FLOORS, large vanity, appealing feature wall, soaker bathtub, and a large STEAM SHOWER making a relaxing spa-like experience. Also upstairs, you will see 2 secondary bedrooms with partial CITY VIEWS, a double vanity 4-PIECE bathroom with HEATED FLOORS, built-in linen closet, a stylish laundry room with quartz countertop and sink. Head to the basement and you will see a large open REC ROOM with 9-FOOT CEILINGS and a classy WET BAR, built in entertainment stand, under-stair storage, a large bedroom, bathroom, and walk-in shower with beautiful finishes. Walking out the rear 12-foot dual sliding patio doors you will see your large EXPOSED CONCRETE patio, tasteful landscaping with pretty trees, rundle rock, fence and into your oversized HEATED/INSULATED/DRYWALL DOUBLE-CAR garage. This home is well equipped with central AIR CONDITIONING, basement in-floor-heating rough-ins, built-in SPEAKERS and CAMERAS. The master, living, dining room have MOTORIZED BLINDS. Outside features EXPOSED CONCRETE WRAP-AROUND walkways, off-white BRICK finishing, concrete front patio and planter, matured SPRUCE TREES. Within MINUTES WALKING you have SCHOOLS, outdoor SWIMMING POOL, 19th ST RESTAURANTS, SHOPS, CAFES, PARKS, dog parks, sports fields, the BOW RIVER, KENSINGTON, and minutes drive to downtown. Truly an amazing location of beauty, fun, quiet and convenience, perfect for professionals or families.

Built in 2023

Essential Information

MLS® #	A2081329
Price	\$1,400,000
Sold Price	\$1,350,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,175
Acres	0.08
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	204 18a Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2G9

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Steam Room, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Bar Fridge, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Gas Stove, Microwave, Range Hood, Washer/Dryer, Window Coverings
Heating	In Floor, In Floor Roughed-In, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	2
Fireplaces	Brick Facing, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Barbecue, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Cul-De-Sac, Lawn, Interior Lot, Landscaped, Native Plants
Roof	Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 16th, 2023
Date Sold	October 18th, 2023
Days on Market	32
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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