

\$875,000 - 815 18 Avenue Nw, Calgary

MLS® #A2107347

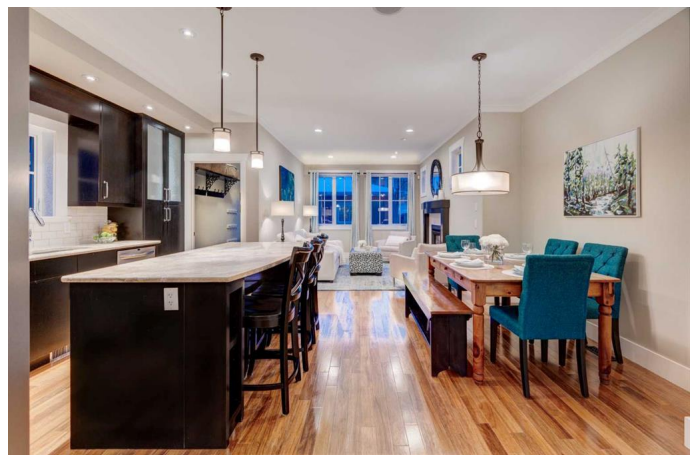
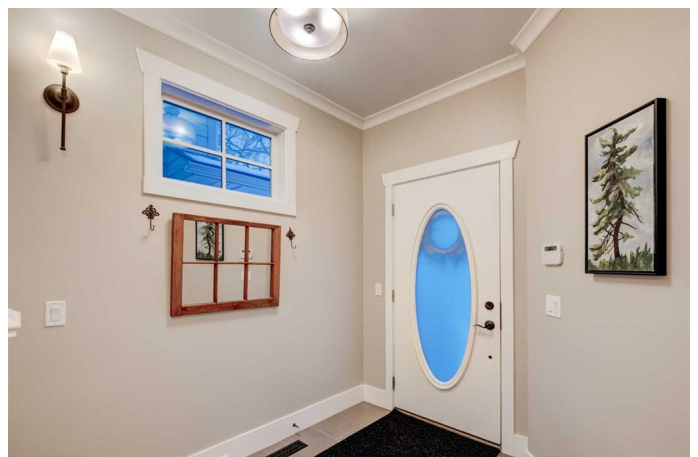
\$875,000

4 Bedroom, 4.00 Bathroom, 1,804 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

EXCELLENT LOCATION - STUNNING DETACHED INFILL WITH A SUNNY SOUTH YARD SITUATED ON A QUIET, TREE-LINED CANOPIED STREET 10 MINUTES TO DOWNTOWN! Boasting 4 beds, 4 baths, and over 2500 sq ft of total living space, this Mount Pleasant gem showcases timeless finishes and expert craftsmanship throughout. With 9' painted ceilings, crown molding, and rich hardwood floors on the main and upper levels, the interior exudes warmth and sophistication. The chef's kitchen features stainless steel appliances, quality ceiling-height cabinetry, and a large leathered travertine stone island with seating. The adjacent dining area and cozy living room with gas fireplace, provide the ideal ambiance for family gatherings. A spacious main floor office, strategically positioned near the front entry, offers ample natural light through its large window, making it a perfect workspace. The convenience continues with a well-appointed main floor laundry room and a spacious mudroom, both thoughtfully designed with built-in storage. Upstairs, the luxurious primary bedroom offers a walk-in closet and a 5-piece spa-like ensuite with heated floors. Two additional bedrooms and a 4-piece family bathroom complete the upper level. The lower level offers a sizable recreation room, fourth bedroom, 4-piece bathroom with heated floors, and an oversized storage room. This home is equipped with a central vacuum system, a new hot water tank (2021), built-in speakers, and is wired for



sound and security. Exterior highlights include a low-maintenance Hardie Board exterior with stone accents, a double detached garage, and an oversized wood deck for summer entertaining in the south yard. Perfectly located, this home is minutes from schools, SAIT, the Jubilee Auditorium, North Hill Mall, and offers a short commute to downtown and Kensington Village. Rarely do homes of this caliber in such a prime location become available - call and schedule your showing today!

Built in 2009

Essential Information

MLS® #	A2107347
Price	\$875,000
Sold Price	\$905,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,804
Acres	0.07
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	815 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0V4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Soaking Tub, Stone Counters, Wired for Sound
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	In Floor, Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Interior Lot, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 22nd, 2024
Date Sold	March 1st, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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