

\$799,000 - 446 18 Avenue Ne, Calgary

MLS® #A2108680

\$799,000

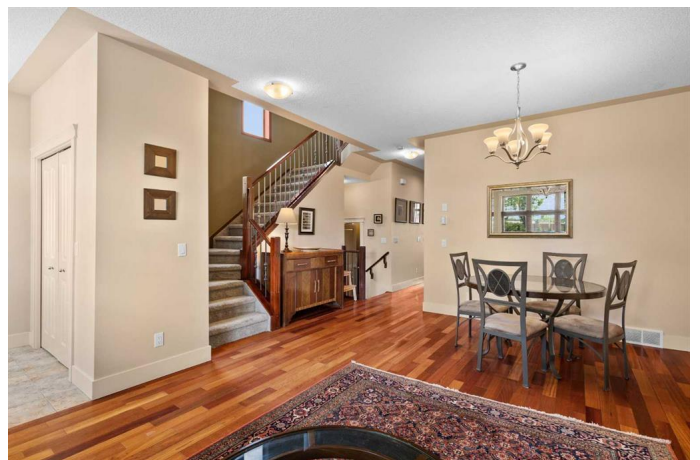
3 Bedroom, 4.00 Bathroom, 1,818 sqft
Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

Beautiful Liscan Home, a reputable builder renowned for their meticulous attention to detail, this Portuguese-inspired gem awaits your admiration. Each room boasts exquisite craftsmanship and upgrades, promising a quality living experience. Nested on a tranquil street with captivating downtown views and opposite a lush green park adorned with majestic elm trees, this home offers convenient access to Deerfoot Trail, amenities, transit, shopping, and schools. Step inside to discover rich Brazilian cherry wood floors and extensive cabinetry throughout the kitchen, family room, and bathrooms, infusing the space with warmth and timeless elegance. Crafted by an experienced old-world tile setter, every inch of this home exudes durability and charm.

With romantic vaulted ceilings, a gas fireplace, strategically placed skylights, and oversized windows that flood the interiors with natural light, this residence beckons you to make it your own. Upgraded hardware and tasteful fixtures complement the approximately 1,900 sq. ft layout, which includes three bedrooms, three and a half bathrooms, a deck, ensuite, a double detached garage, walk-in closet, upper-floor laundry, and a thoughtfully designed Jack and Jill style layout on the upper floor.

The beautifully finished basement offers additional living space, complete with a workspace, full bathroom, media and bar room, and additional storage awaiting your



personal touch. Don't miss the opportunity to make this captivating property your new home.

Built in 2004

Essential Information

MLS® #	A2108680
Price	\$799,000
Sold Price	\$760,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,818
Acres	0.07
Year Built	2004
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	446 18 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Garage Faces Rear

Interior

Interior Features	Bar, Breakfast Bar, Built-in Features, Closet Organizers, French Door, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Oven, Garage Control(s), Microwave Hood

	Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Gas Starter, Glass Doors, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn, Street Lighting
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 18th, 2024
Date Sold	April 12th, 2024
Days on Market	54
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bravo Realty
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