

# \$875,000 - 425 18 Street Nw, Calgary

MLS® #A2109896

**\$875,000**

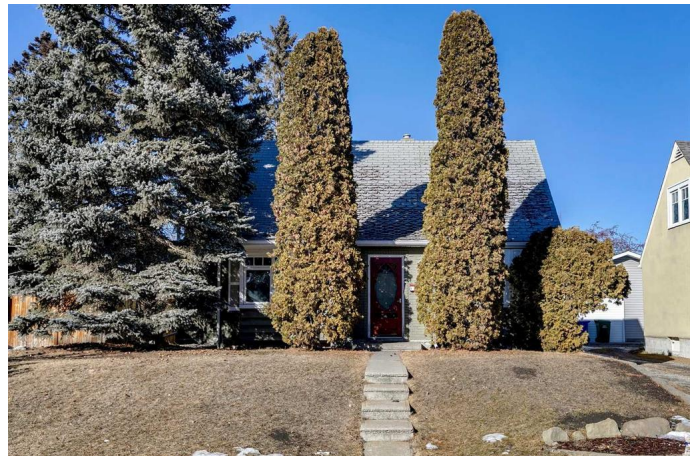
3 Bedroom, 2.00 Bathroom, 1,587 sqft  
Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Located on one of the most coveted cul-de-sacs in West Hillhurst, this property offers unparalleled lifestyle and convenience. Situated mere steps away from Queen Elizabeth School, the bustling shops and restaurants along 19th Street, the West Hillhurst Community

Association(squash, tennis, fitness center, ice arena), and one of Calgary's premier outdoor swimming pools, this home epitomizes the perfect blend of comfort and accessibility.

Whether you're a discerning developer seeking an ideal lot for a luxury residence or a homeowner in search of the perfect abode in sought-after West Hillhurst, this property presents a remarkable opportunity. Boasting an R-C2 zoning with a generous 5295 square foot lot (50x106), this property provides ample space for potential development. The street features a mix of original homes and custom-built residences, reflecting the area's diverse architectural landscape. You will appreciate the spacious and modern layout with nearly 1200 sq ft on the main floor. Three generously sized bedrooms and a beautifully renovated bathroom, boasting a walk-in glass rain shower, a clawfoot tub, and a heated travertine tile floor. The second storey closet offers the potential for conversion into an additional bathroom, adding further value to this already impressive home. You will also enjoy the lovely views to the city from the upper level. Relax and unwind in the lower level recreation room. Noteworthy is the



spacious mudroom, catering to the needs of families with its functionality and convenience. Additionally, the property benefits from an oversized single garage( 220 service) providing ample space for parking and storage. Currently tenant-occupied, the home offers the flexibility for the tenants to be assumed, making it an attractive option for investors or those seeking rental income. This 1947-renovated home boasts a thoughtful addition, including a cozy area with a two-sided brick fireplace, perfect for enjoying both indoors and on the large deck. The spacious fenced yard features privacy and mature landscaping with garden boxes. Commute to nearby institutions such as SAIT, Foothills Hospital, and the University of Calgary is a breeze, thanks to the home's proximity to Sunnyside LRT station and the Bow River pathways. Close proximity to North Hill Mall and Kensington. Don't miss this outstanding opportunity to own a home that combines the charm of its historic roots with modern convenience and endless potential for future development.

Built in 1947

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2109896          |
| Price          | \$875,000         |
| Sold Price     | \$865,000         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 1,587             |
| Acres          | 0.12              |
| Year Built     | 1947              |
| Type           | Residential       |
| Sub-Type       | Detached          |
| Style          | 1 and Half Storey |

|        |      |
|--------|------|
| Status | Sold |
|--------|------|

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 425 18 Street Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N2G6           |

### Amenities

|                |                                         |
|----------------|-----------------------------------------|
| Parking Spaces | 3                                       |
| Parking        | 220 Volt Wiring, Single Garage Detached |

### Interior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Open Floorplan, Soaking Tub, Storage                              |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                                |
| Cooling           | None                                                                                 |
| Fireplace         | Yes                                                                                  |
| # of Fireplaces   | 2                                                                                    |
| Fireplaces        | Brick Facing, Gas, Glass Doors, Insert, Wood Burning                                 |
| Has Basement      | Yes                                                                                  |
| Basement          | Finished, Partial                                                                    |

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Fire Pit, Private Yard    |
| Lot Description   | Back Yard                 |
| Roof              | Asphalt Shingle           |
| Construction      | Brick, Stucco, Wood Frame |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 26th, 2024 |
| Date Sold      | March 16th, 2024    |
| Days on Market | 19                  |
| Zoning         | R-C2                |
| HOA Fees       | 0.00                |

**Listing Details**

Listing Office                RE/MAX Real Estate (Central)

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.