

\$1,350,000 - 221 18a Street Nw, Calgary

MLS® #A2114087

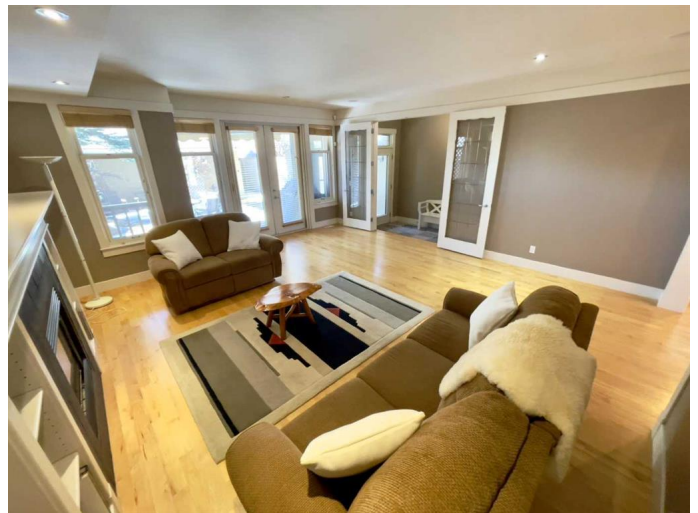
\$1,350,000

4 Bedroom, 4.00 Bathroom, 2,207 sqft

Residential on 0.10 Acres

West Hillhurst, Calgary, Alberta

The Moment you walk in the door you'll enjoy the Character and Charm of this One Owner home that has been a Gently enjoyed, as the owner currently travels for half the year! Beautifully maintained and proudly boasts of Quality Workmanship, high end upgrades plus numerous conveniences! Size Matters, in the 33-foot wide 135-foot-deep lot you will experience the width and roominess of the Expansive Main Floor. How about the TRIPLE detached garage which can accommodate 3 vehicles and is insulated and drywalled! With just under 3100sq ft of developed area there is Plenty of room for the Growing family. The features are Extensive, 9-foot ceilings, Gleaming Hardwood floors, Convenient Built-ins, Central Air Conditioning, tankless Hot water system, Water Softener, Vacuflow System, Built-in Ceiling Speakers in Living/Flex Room. Very Inviting Chef's Kitchen, Full height floor to ceiling Maple cabinets including Multiple Soft Close Pot Drawers, Brazilian Slate Counter tops including the Centre Island with Breakfast bar! Upgrade Stainless steel Appliances, KitchenAid Gas range, new Bosch dishwasher, and don't overlook the built-in Miele Oven with Customized drawer. Flex room off the Kitchen perfect for a main floor office fully private with French doors and the pocket door! Enjoy the Expansive newly painted Living/Great room that leads to the west facing enclosed back deck (French Doors), cozy up to the Gas Fireplace surrounded by built-in shelves. Back



mud room can be closed in from the great room, plus leads to the enclosed back porch. The Upper Floor is equally as Impressive with the Large Primary Suite that features a 5-piece Luxury Ensuite, oversized Separate Shower, Soaker Tub, Granite Counters with double vanities! The Walk-in Closet is 90 sq ft filled with closet organizers and boasts its own window! Both other upper bedrooms are well sized as well, the main bathroom has new Quartz countertop with under mount sink. You'll also find the convenient upper floor laundry room and you won't be short of storage with a full wall of storage closets! All the upper floor window are brand new including new window coverings! Something else to consider as you enjoying this home is there are windows complimenting all sides flooding it with natural light! The lower floor has been fully professionally developed and features 2 zone in Slab Heating with a tiled floor! Entertain in the family and game rooms, built-in shelving, seating, a wall electric fireplace. Plus, there is the 4th bedroom, full 4-piece bathroom with new quartz countertop with under mount sink. Not to be overlooked is the Sauna, 3 separate storage rooms, Plus Custom storage racks perfect for the wine Connoisseur. West facing back yard, covered back deck with double Skylights, or extend the included Awning over the patio. Low traffic cul-de-sac location in the Heart of Kensington blocks to Queen E Elementary & High School! 19th Street is fast becoming one Calgary's Trendiest locals!

Built in 2000

Essential Information

MLS® #	A2114087
Price	\$1,350,000
Sold Price	\$1,300,000

Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,207
Acres	0.10
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	221 18a Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2H1

Amenities

Parking Spaces	3
Parking	Alley Access, Garage Door Opener, Insulated, Oversized, Triple Garage Detached

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sauna, Skylight(s), Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Refrigerator, Tankless Water Heater, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Electric, Gas, Glass Doors, Living Room, Mantle, Tile
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features Awning(s), BBQ gas line, Private Yard

Lot Description Back Lane, Back Yard, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Front Yard, Low Maintenance Landscape, Landscaped, Level, Street Lighting, Rectangular Lot, Treed

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 12th, 2024

Date Sold March 27th, 2024

Days on Market 14

Zoning R-C2

HOA Fees 0.00

Listing Details

Listing Office RE/MAX Real Estate (Central)

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