

\$800,000 - 330 18 Avenue Nw, Calgary

MLS® #A2116608

\$800,000

5 Bedroom, 4.00 Bathroom, 1,720 sqft

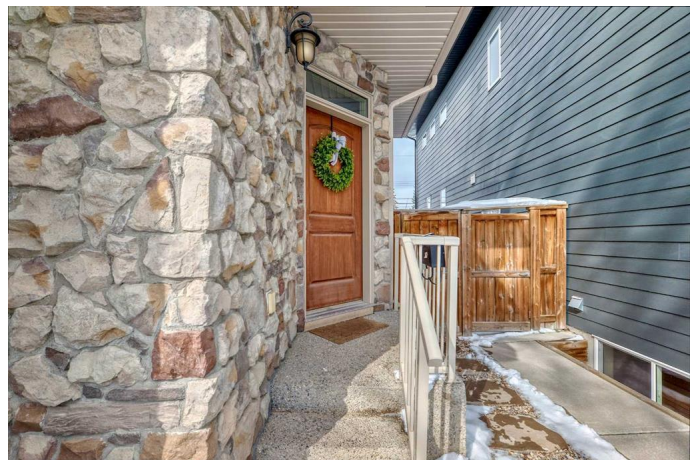
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

Hello Gorgeous! Nestled in the vibrant and sought-after neighborhood of Mount Pleasant, this custom built 2 storey infill duplex epitomizes pride of ownership and modern living at its finest. Boasting 5 bedrooms and 2519 SQFT of fully developed, luxurious living space, this residence offers a seamless blend of functionality, style, and convenience, making it a rare gem in today's market. With three spacious bedrooms on the upper level and two additional bedrooms in the fully finished basement, there's ample room for a growing family, guests, or a home office. The interior showcases an abundance of natural light streaming through large windows, highlighting the elegant design elements. The gourmet kitchen is a chef's paradise, equipped with oversized island, granite counters, pot filling station, undermount lighting, ceiling height cupboards, stainless steel appliances and plenty of pots and pans drawers.

Enjoy low-maintenance backyard living complete with AstroTurf, good sized deck & a rear detached double garage. Whether you're relaxing in the sunlit living spaces, entertaining guests in the open-concept dining area, or unwinding in the serene backyard retreat, this home offers a lifestyle of luxury and convenience.

Nestled within a stone's throw of SAIT, the University of Calgary, and the serene confines of Confederation Park, its prime location



ensures swift access to downtown,
complemented by an abundance of nearby
shops, dining options, and essential amenities,
enriching the urban living experience with a
touch of serene comfort.

Built in 2012

Essential Information

MLS® #	A2116608
Price	\$800,000
Sold Price	\$815,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,720
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	330 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0T3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Insulated, Off Street

Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, High Ceilings,
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	Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Garage Control(s), Humidifier, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Stone
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Low Maintenance Landscape, Landscaped, Street Lighting, Private
Roof	Asphalt
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 27th, 2024
Date Sold	April 5th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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