

\$1,299,000 - 5103 18 Avenue Nw, Calgary

MLS® #A2118497

\$1,299,000

5 Bedroom, 4.00 Bathroom, 2,526 sqft

Residential on 0.11 Acres

Montgomery, Calgary, Alberta

Welcome to Your Dream Home in
Bowness/Montgomery!

Step into luxury living with this meticulously
crafted residence, boasting an array of
premium features designed to elevate your
lifestyle.

Indulge in Comfort and
Convenience! Luxurious in-floor master
bathroom floor heat ensures cozy mornings
and evenings.

Hot water circulation pump provides instant hot
water at your fingertips.

Unwind in the oversized 60" tub in the main
bathroom, offering ultimate relaxation.

Bedrooms 3 and 4 feature walk-in closets,
providing ample storage space.

Bedroom 4 is a true marvel, boasting a
generous size akin to a secondary master
bedroom.

Delight in the chic herringbone backsplash tile
adorned the kitchen, adding elegance to your
culinary space.

Cozy up by the electric fireplace in the living
room, creating a warm ambiance year-round.
Hunter Douglas blinds throughout ensure
privacy and light control, with blackout blinds in
all bedrooms for undisturbed rest.

Enjoy outdoor living with ease under the
electric awning on the back deck, complete
with a wind sensor for automatic retraction.
The oversized kitchen island offers storage
underneath, perfect for culinary enthusiasts.
Additional features include a garbage disposal,
under-cabinet lighting in the kitchen, and



in-floor plug-ins in the office for a centralized desk setup. The attached double garage boasts impressive dimensions of 26'™ wide x 30'™ deep.

Two 9'™ tall by 10'™ wide doors ensure convenient access for vehicles of all sizes.

With 10'™-11'™ ceilings and ample lighting, the garage provides a bright and spacious workspace.

Features like a sub-electrical panel, 220v outlet, 15'™ radiant heater, floor drains, and hot/cold water plus a sink make this garage a haven for car enthusiasts and DIYers alike. The backyard features a playset with rubber mulch, offering endless fun for children.

Fully irrigated landscaping with dribblers for pots on the front step ensures effortless maintenance.

Enjoy stunning views of Sarcee Hill from the corner lot, with a sunny southwest-facing backyard.

Wet bar with a full-sized fridge in the basement, perfect for entertaining guests.

Central vac with a floorboard vac kick in the kitchen for easy cleaning.

Smart home features include a Nest thermostat and Nest doorbell camera.

Stay connected and secure with Lorex security cameras (3 exterior cameras) accessible via smartphone app.

Wiring for a hot tub has been installed during the building phase, located beside the deck in the backyard.

Indulge in culinary delights with notable restaurants like Noteable and Fringe coffee shop just a short walk away.

Terrace Road School (K-6) within walking distance, perfect for families with young children.

Market Mall and a movie theatre are a mere 3-minute drive away, offering convenience and entertainment.

Experience the vibrant energy of Bowness/Montgomery, a community trending

towards a younger demographic with plenty of infills and renovations, making it an ideal place to call home!

Built in 2019

Essential Information

MLS® #	A2118497
Price	\$1,299,000
Sold Price	\$1,230,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,526
Acres	0.11
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5103 18 Avenue Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0R1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Dog Run, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Silent Floor Joists, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 3rd, 2024
Date Sold	June 1st, 2024
Days on Market	58
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Central
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