

\$689,900 - 1207 18 Avenue Nw, Calgary

MLS® #A2119948

\$689,900

2 Bedroom, 2.00 Bathroom, 1,274 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

GORGEOUS RENOVATED HOME |
OVERSIZED & HEATED DOUBLE GARAGE
| GREAT WALKABLE LOCATION!

This beautifully renovated and well-maintained home offers an exceptional inner-city location while providing all the charm and appeal of an established and vibrant community. It is just 3 short blocks away from the sprawling green spaces, playgrounds and pathways in Confederation Park and easy walking distance to numerous restaurants, coffee shops, the community centre, SAIT, North Hill Shopping Centre, the LRT and Riley Park - and it also provides easy access to downtown by car, bike or even walking. Whether you are heading out to enjoy one of the many amazing dining options in Kensington Village, catching a game at McMahon Stadium or a concert at the Jubilee Auditorium, this location provides absolutely all the best that NW inner city living has to offer.

The main level of the property greets you with a warm and inviting atmosphere featuring a large dining room with a wood burning fireplace that is adjacent to the comfortable living room, ample front and rear entryways with closets and a 2-piece bathroom. The kitchen is definitely the heart of the home and it has been transformed into a bright and functional space that has an abundance of cabinetry and storage, a sit up breakfast bar, stainless steel appliance package including a



ceramic top stove and refrigerator with water/ice, quartz countertops, a smart pantry closet and a large nook that is currently being used as a home office.

The upper level offers an absolutely gorgeous 16' x 14' primary bedroom suite that has a separate sitting area, a double walkthrough closet and access to the newly renovated 4-piece cheater ensuite bathroom. This level is completed with another huge 13' x 12' bedroom with a new feature window and large double closet.

The unfinished lower level provides a massive blank canvas for all your future development ideas and has more than enough room for an additional bedroom and would be the perfect setting for a home theatre, games room, kids playroom, rec room or gym.

The sunny, south facing and landscaped back yard is truly a private oasis, spend your time unwinding with a coffee on the large multi-level deck, hosting barbecues or just relaxing and enjoying this comfortable outdoor space. The yard also features a lawn area, a planter box and the oversized 24' x 19' insulated, drywalled and heated double garage that takes the bite out of getting into your vehicle on frosty mornings.

The long list of additional features and renovations includes central A/C and renovated main 4-piece bath (2023), new water heater (2022), garage heater, insulation and drywall and second bedroom feature window replacement (2021), garage shingles and eavestroughs and Lux front door with black hardware (2020), full kitchen and half bath renovations, flooring throughout the home, main floor pot lights, pendant lights, east fence, backyard levelling and sod (2018) and much more. *OPEN HOUSE

CANCELLED*

Built in 1989

Essential Information

MLS® #	A2119948
Price	\$689,900
Sold Price	\$758,000
Bedrooms	2
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,274
Acres	0.07
Year Built	1989
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1207 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, Oversized

Interior

Interior Features	Breakfast Bar, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Water Softener, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas Starter, Living Room, Mantle, Raised Hearth, Tile, Wood Burning
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Landscaped, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 8th, 2024
Days on Market	3
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	CIR Realty
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