

\$850,000 - 452 18 Avenue Ne, Calgary

MLS® #A2134403

\$850,000

4 Bedroom, 4.00 Bathroom, 2,310 sqft

Residential on 0.07 Acres

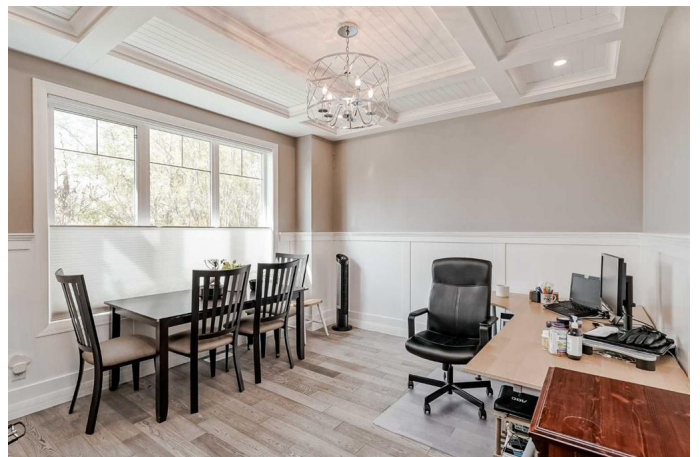
Winston Heights/Mountview, Calgary, Alberta

Attention investors! Don't miss out on this fantastic opportunity to own a meticulously crafted 2.5-storey semi-detached home in Winston Heights boasting an impressive 3285 square feet of developed living space.

Upon entering, you'll be greeted by a spacious foyer, setting the tone for the elegance that awaits within. The main level features a versatile layout, including a formal living room which can easily double as an office or a flex room, perfectly situated at the front of the home.

Prepare to be wowed by the stunning kitchen, equipped with cabinets to the ceiling, high-end appliances including a gas range and custom hood fan, stone counters, and a silgranite sink. Ample storage is provided by the abundance of cabinetry and a convenient pantry. Hardwood floors flow seamlessly throughout the main floor, adding a touch of warmth and sophistication.

The living room is the heart of the home, featuring a cozy fireplace with built-in shelving, ideal for showcasing your favourite decor pieces. French doors lead from the living room to the deck, offering a seamless transition for indoor-outdoor entertaining. The backyard offers a built-in gas fireplace on the ground level, creating the perfect ambiance for cozy evenings under the stars.



A rear entrance provides added functionality with a built-in bench and storage, ensuring clutter remains out of sight. A half bath with a storage closet nearby completes the main level.

On the second level, you'll discover the luxurious primary bedroom, enhanced by double doors that create a grand entrance. The accompanying 5-piece ensuite exudes luxury, with dual vanities, a freestanding soaker tub, and a tiled shower encased in 10 mm glass. The walk-in closet offers built-in cabinetry to keep your wardrobe organized, with the added convenience of a walk-through to the laundry room which includes a sink. Two additional bedrooms and a 4-piece bath round out this level.

The third-level bonus room provides a tranquil sanctuary to relax and unwind, bathed in natural light streaming through skylights.

The basement offers additional living space, featuring a large bedroom with a walk-in closet, a 4-piece bath, and a rec room with a bar area, perfect for hosting gatherings or movie nights.

Don't miss your chance to own this exceptional property offering both luxury and functionality. Schedule your viewing today!

Built in 2015

Essential Information

MLS® #	A2134403
Price	\$850,000
Sold Price	\$860,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,310
Acres	0.07
Year Built	2015
Type	Residential
Sub-Type	Semi Detached
Style	2 and Half Storey, Side by Side
Status	Sold

Community Information

Address	452 18 Avenue Ne
Subdivision	Winston Heights/Mountview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2E 1N4

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Great Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Lawn, Street Lighting, Rectangular Lot

Roof	Asphalt Shingle
Construction	Brick, Concrete, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 23rd, 2024
Date Sold	June 6th, 2024
Days on Market	14
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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