

\$1,099,999 - 2713 18 Street Nw, Calgary

MLS® #A2138281

\$1,099,999

4 Bedroom, 4.00 Bathroom, 1,900 sqft
Residential on 0.07 Acres

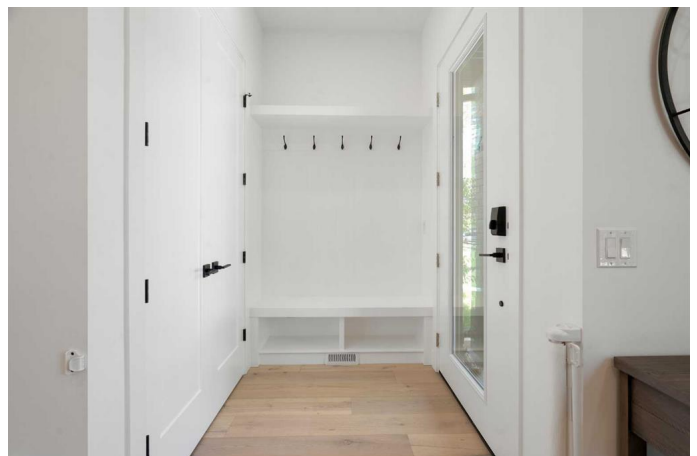
Capitol Hill, Calgary, Alberta

Nestled in the heart of Capitol Hill, this stunning fully developed semi-detached infill offers luxurious living with an ideal location near Confederation Park. Boasting a contemporary design spread across two stories, this home is adorned with numerous upgrades and high-end finishes.

Upon entering, you are greeted by a spacious open-concept main floor with sprawling engineered hardwood floors and 10 foot ceilings. The kitchen is a chef's delight with quartz countertops, sit up waterfall island and a gas cooktop complete with pot filler making cooking a breeze. Built-in appliances seamlessly integrated with matching cabinetry elevate both functionality and aesthetics. A gas fireplace anchors the rear living room, perfect for cozy evenings. Your rear mud room provides storage and function with built in bench and cabinetry keeping the main living space clean and tidy.

On the upper level your primary bedroom suite is a true retreat, complete with spacious ensuite featuring heated floors, glass steam shower, and a private wet bar. Two additional bedrooms are located on the rear of the home with your main 4-piece bath. Finishing this level you have your laundry room with cabinets and sink for added convenience.

Descend into a basement that epitomizes comfort and entertainment, meticulously



crafted to complement the upscale living of this home. Featuring a spacious rec room with a built-in entertainment unit, unwind in style. Enjoy the convenience of a wet bar for socializing, alongside heated floors throughout for year-round comfort. Stay active in the dedicated gym area with an additional 4-pieceÂ bath to complete this floor. Outside, the low-maintenance landscaping ensures easy upkeep, allowing more time to enjoy the nearby green spaces and walking paths of Confederation Park. A heated double detached and 220-volt wiring adds convenience and security.

This home combines modern luxury with practical design elements, creating an inviting sanctuary in one of Calgaryâ€™s most desirable neighborhoods. Donâ€™t miss your chance to own this exceptional property in Capitol Hill. Schedule your viewing today and experience urban sophistication at its finest.

Built in 2023

Essential Information

MLS® #	A2138281
Price	\$1,099,999
Sold Price	\$1,090,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,900
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	2713 18 Street Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3T9

Amenities

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated, On Street

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Double Oven, Dryer, Garage Control(s), Gas Cooktop, Humidifier, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Blower Fan, Free Standing, Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Permeable Paving, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Desert Back, Front Yard, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	June 15th, 2024
Date Sold	July 1st, 2024

Days on Market	16
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office Royal LePage Benchmark

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