

\$1,925,000 - 416 18a Street Nw, Calgary

MLS® #A2140510

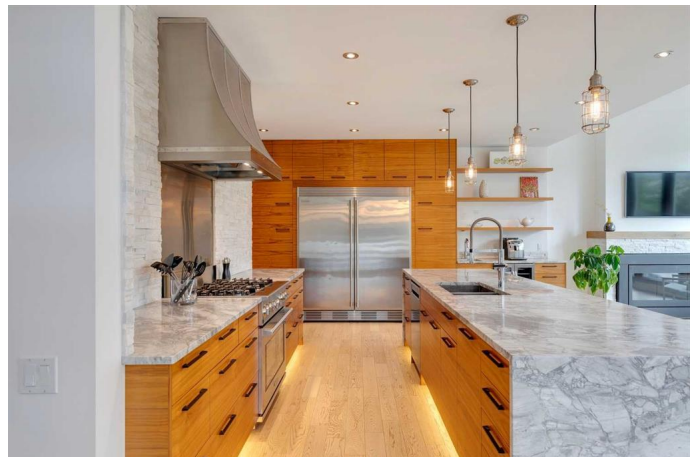
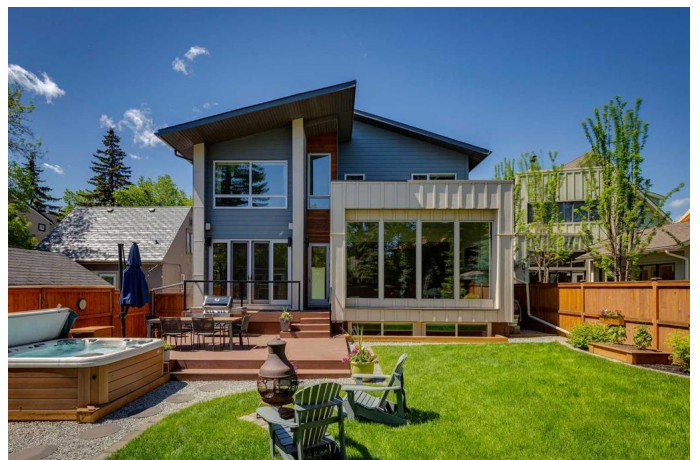
\$1,925,000

4 Bedroom, 4.00 Bathroom, 2,672 sqft

Residential on 0.12 Acres

West Hillhurst, Calgary, Alberta

Welcome Home! Situated on a large 45x120 lot on a highly coveted tree-lined street in West Hillhurst, this stunning custom architecturally designed home has over 3,900 sq ft of developed living space. It offers a rare attached front double garage with heated epoxy-coated floor and generous storage. The impeccable finishings and superior quality of this two-storey home are sure to impress you from the moment you step inside. A large open floor plan, high ceilings, wide plank engineered hardwood floors, and abundant natural light throughout the home create an ideal flow of function and style. The kitchen is a quintessential masterpiece, embracing clean lines, full-height cabinetry, a walk-in pantry, granite counters and a window-facing oversized island. Your inner chef will rejoice with the high-end appliance package, including a 6-burner gas stove, wall oven, dishwasher, large 64-inch integrated refrigerator, and a side beverage station with a 2nd sink and bar fridge. The main floor includes a beautiful home office, a large formal dining area and a living space with stunning floor-to-ceiling windows overlooking your private backyard. The dining room is illuminated by natural light and sliding glass doors leading to your 2-tiered deck, extending your inside-outside space for entertaining and enjoying dinners al fresco. Open riser stairs lead to the bright and spacious second floor, with the same engineered hardwood and high ceilings throughout. Walk through the bonus room/den



to the primary suite featuring clerestory windows and a large private west-facing patio, perfect for a morning coffee or evening glass of wine. A spa-inspired ensuite showcases dual vanities, a glass-enclosed steam shower, a soaker tub, separate WC and heated floors. A full 5pc bathroom and 2 generously sized bedrooms with vaulted ceilings complete the second floor. The fully developed basement boasts built-in cabinets, heated floors, a sit-up wet bar with a beverage fridge, a 4pc bath, a home gym space, a theatre room and a fourth bedroom. The backyard is an oasis; it features evergreens and established perennials, a large greenspace, composite decking, a built-in hot tub and a charming heated workshop. The home boasts many extras, including Control4 automation for audio/video, climate control, lights, window coverings, and more. Situated in the ultimate location, your family is just steps away from the community centre with a gym, rink, outdoor pool, and Queen Elizabeth School. Trendy shops & cafes on 19th Street are accessed by the nearby 'secret path'; the Kensington area is accessible by foot, and Downtown is an easy commute whether by car or by river pathways. This property needs nothing but your family to call it "home."

Built in 2013

Essential Information

MLS® #	A2140510
Price	\$1,925,000
Sold Price	\$1,940,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,672
Acres	0.12

Year Built	2013
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	416 18a Street NW
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2H2

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, No Smoking Home, Skylight(s)
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Water Softener, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Level, Many Trees, Underground Sprinklers, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Cedar, Composite Siding, Stone, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 11th, 2024
Date Sold	June 20th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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