

\$619,500 - 1617 18 Avenue Nw, Calgary

MLS® #A2154263

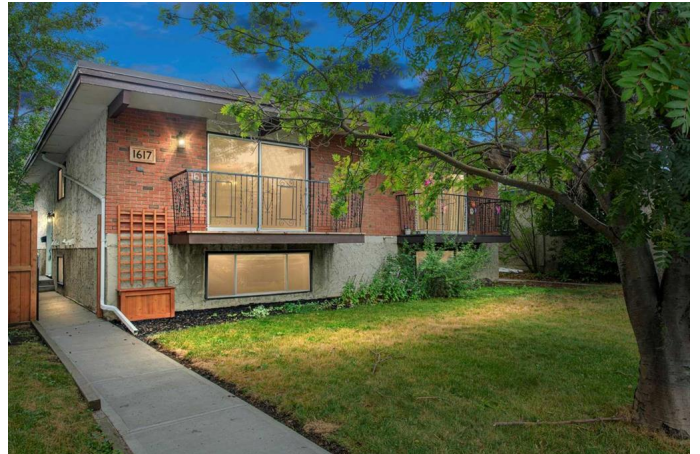
\$619,500

3 Bedroom, 2.00 Bathroom, 992 sqft

Residential on 0.74 Acres

Capitol Hill, Calgary, Alberta

Welcome to 2,175 totally developed square feet of this beautifully renovated and upgraded bilevel duplex in the heart of Capitol Hill. Discover exceptional living spaces on both levels. The main level features an oversized living room and dining room with access to the renewed front deck through glass sliding doors. The renovated kitchen boasts an abundance of cabinets including pantry, coffee station, full extension pull-out drawers and white quartz counters. Two spacious bedrooms are complemented by a beautifully appointed 4 pce bath with soaker tub. Enter the lower level illegal suite through its own external entrance. Exceptional comfort is generated by underfloor heating and independent air circulation on this level. Seperate laundry up and down. A sunroom with multiple windows, pine ceiling, built-in cabinets, and engineered hardwood provides endless sunlight for relaxation or enhancing a bright workspace. The oversized bedroom offers a spellbinding handcrafted built-in closet. Just steps away, the luxurious 4 pce bath includes a soaker tub and marble shower with herring bone tile. The illegal suite boasts a large bright kitchen with SS appliances, contemporary white cabinets, integrated trash cabinet and beadboard backsplash. The private fenced south facing back yard includes garden boxes and mature trees. Extensive Improvements and renovations: on the main level carpet and luxury vinyl plank, kitchen cabinets, counters



and appliances. On the lower level luxury vinyl plank throughout, electric underfloor heating with separate zone controls, HRV air circulation. dricore subfloor, painted throughout. High eff. furnace (2018), fresh concrete poured walkway and fence on South and West side. Two off street parking spaces are accessed via the back alley. Proximity to U of C, Foothills hospital and walking distance to SAIT, North Hill Mall and Lions Park Train station. Consider the opportunity to purchase with flexibility for combined living + investment or a double-suite investment.

Built in 1977

Essential Information

MLS® #	A2154263
Price	\$619,500
Sold Price	\$618,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	992
Acres	0.74
Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	1617 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0X2

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers
Appliances	Electric Stove, Gas Stove, Window Coverings
Heating	Central, In Floor, Electric, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Few Trees, Landscaped, Street Lighting
Roof	Asphalt Shingle, Tar/Gravel
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 16th, 2024
Days on Market	9
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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