

\$825,000 - 1203 18 Avenue Nw, Calgary

MLS® #A2156228

\$825,000

3 Bedroom, 3.00 Bathroom, 1,723 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

NEW PRICE - LIKELY WON'T LAST LONG NOW. Your dream home awaits! Location, convenience, style and high end finishes check off all the boxes you can imagine!

Located in the inner city, this home is just minutes from Kensington, SAIT, transit, parks, amenities, and a 10 minute downtown commute. Walking up you will be impressed by the beautiful brick facade, mature greenery and curb appeal. Entering the home you are greeted by a bright living room, large windows and stunning fireplace with slate detail. Hardwood flooring flows through the entire home. Down the hall you make your way past a 2 piece bath and into the large open space with your kitchen, dining and family room. The kitchen is an entertainers dream with high end appliances, raised eating bar and centre island, granite counters and stunning slate backsplash. The layout provides ease to enjoy company while you prepare meals and socialize. The family room is bright and open with large windows and double doors leading to your paved and south facing backyard. A double detached garage makes parking and storage a breeze. Moving upstairs to the second floor, you will find 3 bedrooms including the master suite complete with vaulted ceilings, 4 piece spa-like ensuite and walk in closet. Down the hall is a open space that could be used as an office or play area. Another 4-piece bathroom and 2 large bedrooms complete the second floor. You also have the ability to complete the full unfinished



basement to your specifications. A new roof was completed in 2022. This home is a dream that you need to see for yourself! Contact your realtor and book your showing today!

Built in 2006

Essential Information

MLS® #	A2156228
Price	\$825,000
Sold Price	\$825,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,723
Acres	0.07
Year Built	2006
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1203 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W3

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator,

	Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Dining Room, Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 22nd, 2024
Date Sold	September 17th, 2024
Days on Market	26
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Realty Professionals
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