

\$900,000 - 719 18 Avenue Nw, Calgary

MLS® #A2157822

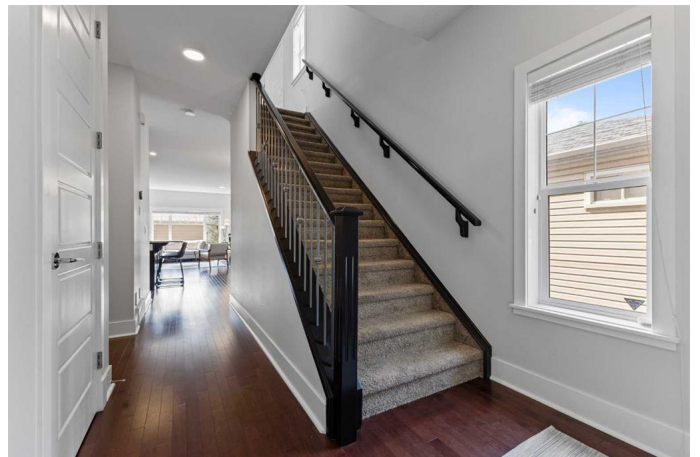
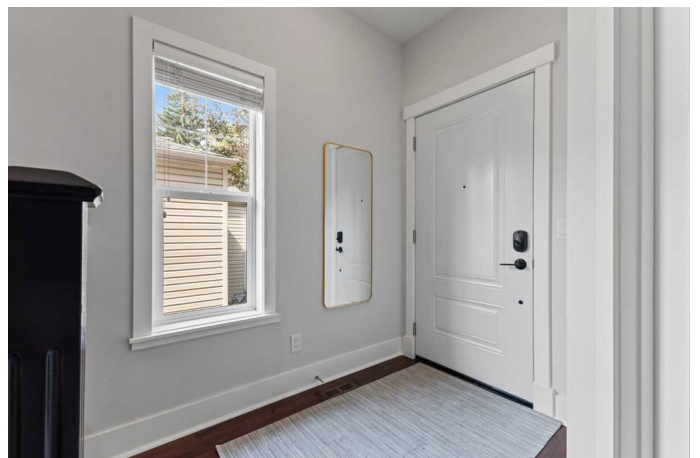
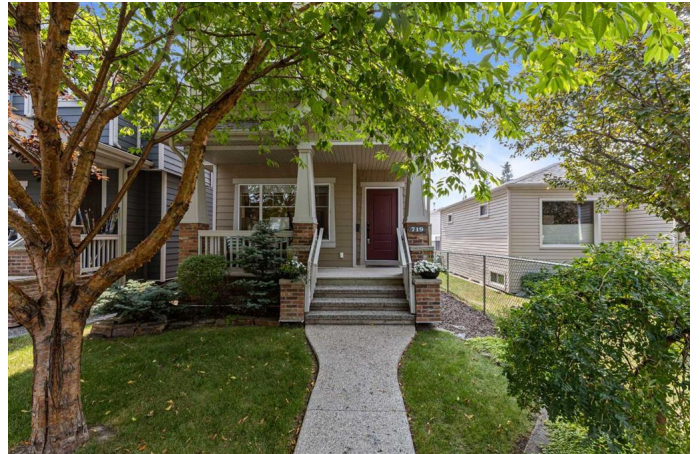
\$900,000

4 Bedroom, 4.00 Bathroom, 1,876 sqft

Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

WELCOME to this gorgeous and meticulously maintained open plan 4 bed/3.5 bath two storey family home in the sought after & historical community of Mount Pleasant! The home gives you the best of both worlds, situated on a quiet tree lined street but only minutes away from great amenities & downtown. When arriving at this beautiful home, you'll note the lovely trees & landscaping and welcoming front porch. Coming into the home you'll appreciate the lovely hardwood floors throughout the main level, the 9' ceilings and the office at the front overlooking the front yard. Moving towards the back of the home you'll find the open main kitchen/dining/living space. The kitchen features a good sized island, granite counters, full height cabinetry, 4 burner gas range & walk in pantry, ideal for the gourmet in your family. The dining area has plenty of room for a large table, perfect for special gatherings. The living room is flooded with natural light from the large windows and features a gas fireplace with wood mantle & tile surround, a great place to relax with family & friends. An additional office niche, powder room and separate mud room complete the main floor. Walking out to the private south facing backyard, you'll find a sunny stamped & aggregate concrete patio, low maintenance landscaping, artificial turf, as well as a gas BBQ line and exterior hot water spigot, perfect for dining al fresco. On the west side of the home is a small garden. Upstairs you'll find a



serene primary suite, with a large window flooding the room with natural light. The 5 pc ensuite features a double vanity w/quartz countertop, glass & tiled shower, corner soaker tub, and large window. The large walk in closet has custom built ins and double doors. Two more spacious bedrooms, a 4 pc. main bath and stackable laundry complete the top level. Downstairs in the fully finished lower level, you'll find a great recreation room for family movie nights, a good sized bedroom, 4 pc. bath & large storage room. Additional improvements include central AC (2022), hot water tank (2023), and gutter guards (2022). Close proximity to schools (Georges P. Vanier School, Mount Pleasant School & Crescent Heights), shopping, fantastic restaurants, a dog park 2 blks away, Mount Pleasant Outdoor Pool, Confederation Park, 16 Ave, SAIT & Jubilee/SAIT C-Train (10 min bus ride), U of C, Kensington and quick access to downtown. Don't wait; this gem won't last!

Built in 2010

Essential Information

MLS® #	A2157822
Price	\$900,000
Sold Price	\$882,500
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,876
Acres	0.07
Year Built	2010
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	719 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0V2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Off Street

Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile, Zero Clearance
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Low Maintenance Landscape, Level, Underground Sprinklers, Private, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2024
Date Sold	August 30th, 2024
Days on Market	14

Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.