

\$749,900 - 1633 18 Avenue Nw, Calgary

MLS® #A2164110

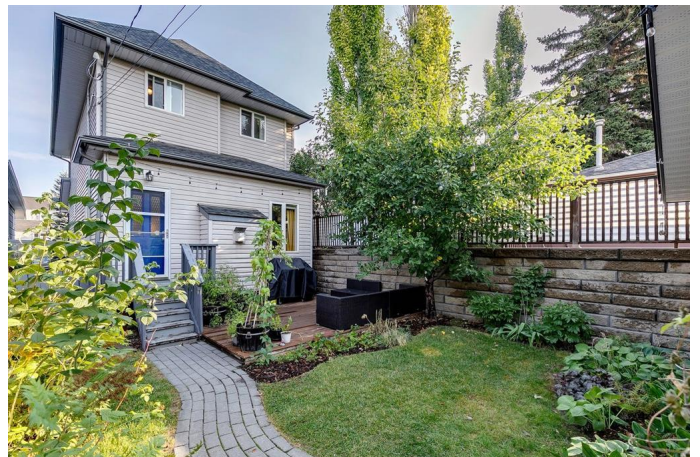
\$749,900

4 Bedroom, 4.00 Bathroom, 1,504 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Have you been dreaming of your own four walls? Situated on one of Capitol Hill's best streets, this DETACHED home is ready for its next chapter! Enjoy the convenience of groceries, the C-train and other amenities in walking distance while still being part of a quiet, residential, family-friendly neighbourhood. Confederation Park is nearby when you need some time in nature and Kensington is just down the hill when you prefer more of an urban outing to the city's best shops & restaurants. This stylish 4-BED, 3.5-BATH home has been loved by its current owners and provides all of the spaces you need! The main floor layout offers a dining area with bay windows, cozy living area for all of your lounging needs, an open kitchen with included island & barstools and a flexible family room in the back with gas fireplace, perfect for relaxing with your first coffee of the day or a spot for kids to play while parents make dinner. The kitchen is the heart of the home and has a rare walk-in pantry! Upstairs, the primary suite overlooks tree-lined 18 Avenue and features wall-to-wall closets with organizers and a 4-piece ensuite. Two additional bedrooms are perfect for kids or a home office setup. The main bath has a skylight bringing in tons of natural light! The lower level is fully finished with a 4th bedroom with egress window, full bathroom, laundry (with sink!), storage and a huge rec room with gas fireplace and newer wet bar! This level could be a great setup for multi-generational



living, long-term guests or even a roommate for some extra cash. Or just set up your dream media room or home gym! The private back yard is SOUTH-FACING, perfect for your gardening wish list and entertaining friends & family on the large deck! Apple tree, raspberries and strawberries are already in place for you :) Detached 20'x22' garage fits two vehicles plus storage. Newer upgrades include R50 attic insulation, garage organizers & shelving, paint, shingles (2015), designer lighting on main floor (2022) and brand new carpet upstairs (2024). Capitol Hill and St Pius K-6 are both in close walking distance with junior high and high schools in neighbouring communities. The Capitol Hill Community Association hosts regular family-friendly events - get ready to put down some roots! Walk Score of 93 and Bike Score of 99 are hard to beat - start living your dream inner-city life today!

Built in 1998

Essential Information

MLS® #	A2164110
Price	\$749,900
Sold Price	\$770,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,504
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1633 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage
Appliances	Dishwasher, Range, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance
Lot Description	Fruit Trees/Shrub(s), Garden, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	September 12th, 2024
Date Sold	September 20th, 2024
Days on Market	8
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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