

\$799,900 - 1613 18 Avenue Nw, Calgary

MLS® #A2176864

\$799,900

4 Bedroom, 4.00 Bathroom, 1,988 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Located on a quiet tree-lined street in the established inner-city community of Capitol Hill, this 3+1 bedroom home offers over 2800 sq ft of developed living space & SUNNY SOUTH BACK YARD. The main level presents hardwood floors, high ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing a front living room anchored by a feature fireplace surrounded by built-ins. Just a few steps away, is a lovely dining area, perfect for family gatherings or a dinner party. The kitchen is tastefully finished with quartz counter tops, eating bar, plenty of storage space & stainless steel appliances. A family room is open to the kitchen, creating a welcoming space for family time or entertaining. Completing the main level, is a 2 piece powder room & convenient mudroom. An elegant curved staircase leads to the second level, hosting 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The spacious primary retreat with vaulted ceiling features a large walk-in closet & private 5 piece ensuite with dual sinks, rejuvenating jetted tub & separate shower. Basement development includes a huge recreation/media room, den/office, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, updated paint, new carpet on stairs & second level, tasteful window coverings & thoughtful finishing throughout. Outside, enjoy the south back yard with large patio & access to the double detached garage. The central location can't be beat



minutes away from golfing & pathways at beautiful Confederation Park & Capitol Hill Community Association & close to shopping, schools, public transit, SAIT, U of C & easy access to 14th Street. Immediate possession is available!

Built in 2003

Essential Information

MLS® #	A2176864
Price	\$799,900
Sold Price	\$797,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,988
Acres	0.07
Year Built	2003
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	1613 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached

Interior

Interior Features	Ceiling Fan(s), Double Vanity, High Ceilings, Quartz Counters, Walk-In
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	Closet(s), Breakfast Bar, Bookcases, Built-in Features, Closet Organizers, French Door, Jetted Tub, Recessed Lighting, Skylight(s), Soaking Tub, Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Central Air Conditioner, Garburator, Garage Control(s), Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

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

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 12th, 2024
Days on Market	11
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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