

\$899,900 - 1216 18 Avenue Nw, Calgary

MLS® #A2186696

\$899,900

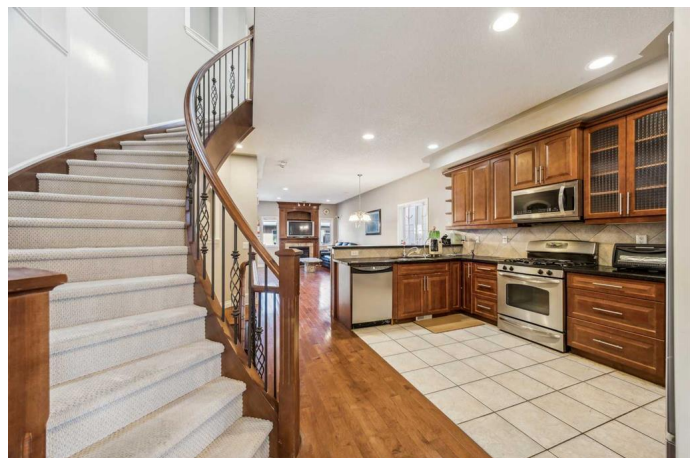
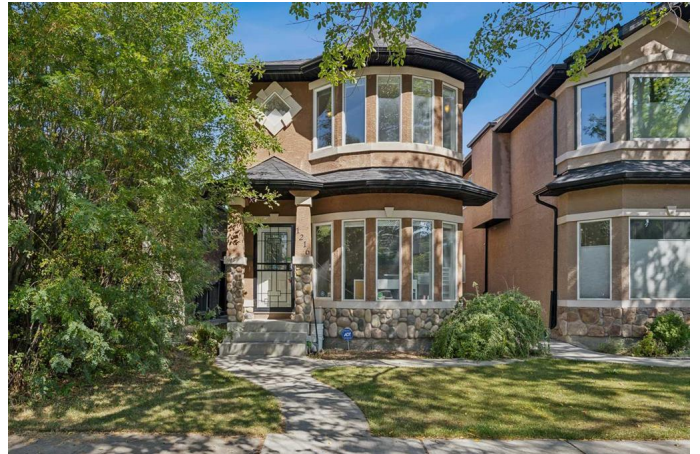
4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

{GREAT NEW PRICE 899,900!!} Welcome to: 1216 18 Avenue N.W!! Magnificent Original Owner/Builder Detached Home with Over 2500 sq. ft. Totally Developed!! Loaded with Top Quality Finishing Details & Features, Including: HUGE Great Room with Gas Fireplace, Beautiful Gourmet Kitchen with Granite Counters, Gas Stove, Corner Pantry, & a Newer Fridge & Microwave Hood Fan! A Bright Front Flex Room Great for a Home Office, Den or Dining Area with Bow Window and a 2 Piece Bathroom are on the Main Level as well! High Ceilings and Hardwood Flooring are also on the Spacious Main Level with an "Opulent" Custom Spiral Staircase leading to the Second Level Featuring: Vaulted Ceilings and a Bow Window in The Primary Bedroom PLUS a Beautiful 5 Piece En-Suite with Jetted Tub! Awesome Sky Lights Flood the Second Level with Natural Lighting! Two additional Spacious Bedrooms with Walk-In Closets, a 4 Piece Main Bathroom and Laundry Room complete the Bright Second Level! The Fully Developed Lower Level is Set up with a Theatre / Family Room, 4th Bedroom & a 3 Piece Bathroom! A Private Backyard & a Double Detached Garage are in the back of this "Beautiful Capitol Hill Home! Super Quiet, Convenient Location walking distance to SAIT, LRT, North Hill Mall, Schools, Shopping, Confederation Park & All Amenities!!

Built in 2007



Essential Information

| | |
|----------------|-------------|
| MLS® # | A2186696 |
| Price | \$899,900 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,865 |
| Acres | 0.07 |
| Year Built | 2007 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1216 18 Avenue Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 0W2 |

Amenities

| | |
|----------------|------------------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached, Rear Drive |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan, See Remarks, Central Vacuum, Skylight(s), Sump Pump(s), Vaulted Ceiling(s) |
| Appliances | Dishwasher, Refrigerator, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Washer, Window Coverings |
| Heating | Forced Air, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Decorative, Great Room, Insert |
| Has Basement | Yes |

| | |
|----------|----------------|
| Basement | Full, Finished |
|----------|----------------|

Exterior

| | |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Back Lane, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Stone, Stucco |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|--------------------|
| Date Listed | January 11th, 2025 |
| Days on Market | 100 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|--------------------------------|
| Listing Office | Real Estate Professionals Inc. |
|----------------|--------------------------------|

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