

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

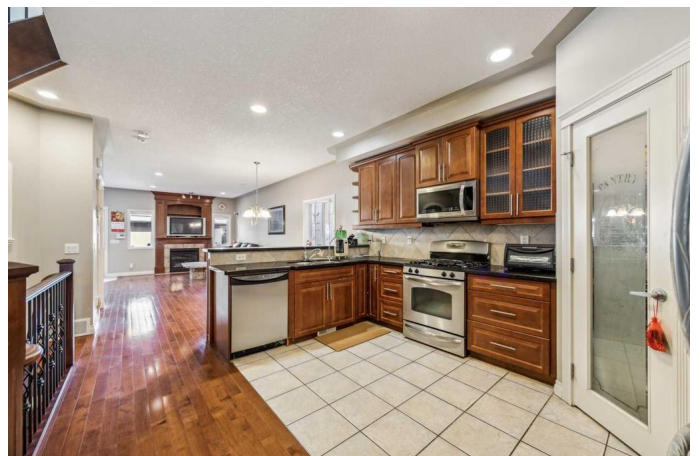
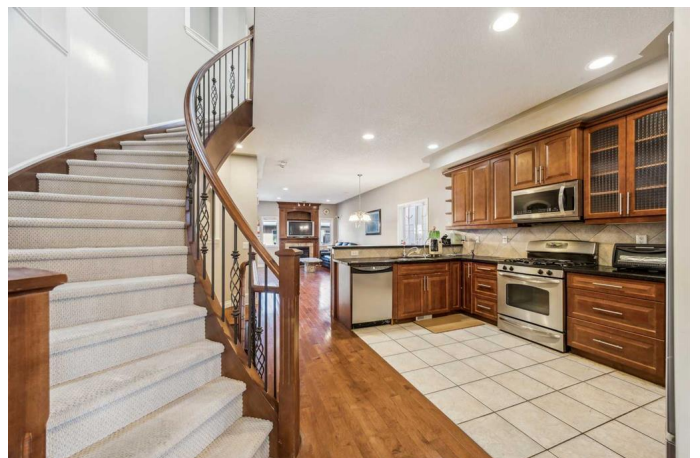
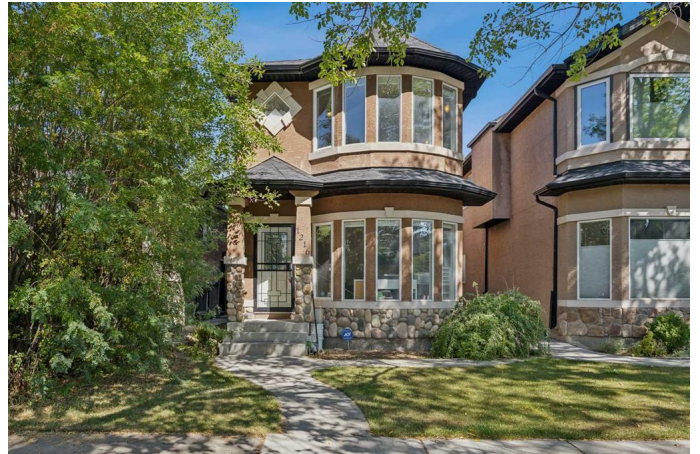
MLS® #A2186696

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,865 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*\*\*OPEN HOUSE SUN APRIL 13th 1-3 p.m.  
@ 1216 18 AVENUE N.W.\*\*\*{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, Sump Pump(s), Vaulted Ceiling(s), Central Vacuum, Skylight(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Insert, Decorative, Great Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	January 11th, 2025
Days on Market	87
Zoning	R-CG

### **Listing Details**

Listing Office	Real Estate Professionals Inc.
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