

1620 18 Avenue NW
Calgary, Alberta

MLS # A2295941



\$799,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,833 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Low Maintenance Landscape		

Heating:	In Floor Roughed-In, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Jetted Tub, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s)		

Inclusions: Hottub

Beautifully designed semi-detached home in Capitol Hill, just minutes to SAIT, Confederation Park, transit, and walking distance to the downtown core. Eye-catching curb appeal with stone, stucco, and cedar, plus a sunny south-facing front porch. The solid wood front door with a 3-point locking system opens to a bright main floor featuring a striking open spiral staircase and a full wall of windows. The open-concept layout is ideal for entertaining, with a spacious kitchen offering a large granite island, premium Jenn-Air appliances including a 6-burner gas range and wall oven, and seamless flow into the living area with a stone gas fireplace. Solid wood rear doors lead to the backyard. The sunken backyard offers added privacy and is beautifully landscaped with patio pavers, a natural gas fire pit, and a hot tub, creating an ideal outdoor space. Upstairs features 8-foot ceilings throughout, a generous primary suite with Juliet doors, built-in storage, and a massive walk-in closet, along with two additional bedrooms, a full bath, and upper laundry. The fully developed basement includes a fourth bedroom, full bathroom, and a large flexible living space.