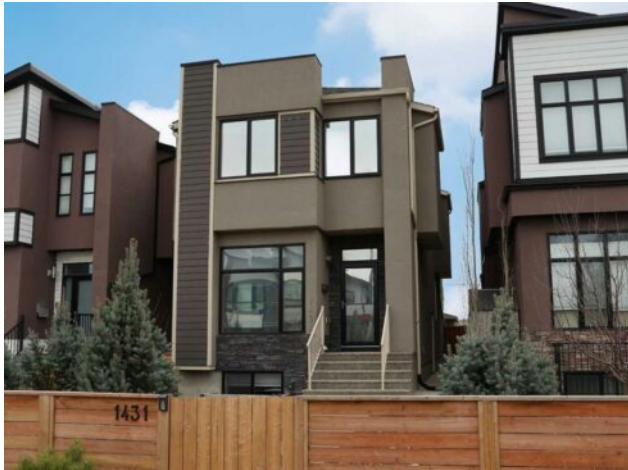


1431 18 Avenue NW
Calgary, Alberta

MLS # A2202909



\$1,100,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,029 sq.ft.	Age:	2018 (7 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	dishwasher/fridge/microwave/washer/dryer in basement, backyard pergola		

****OPEN HOUSE SATURDAY APRIL 26TH 2025 BETWEEN 1-3PM**** This is your chance to make your new home in this beautifully upgraded infill in the popular inner city community of Capitol Hill, here in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. Offering 3 levels of stylish air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz countertops, 5 bedrooms + den, 9ft ceilings throughout & sunny South backyard with aggregate patio & detached 2 car garage. Sleek open concept main floor bathed in natural light, featuring the South-facing living room with fireplace & built-ins, spacious dining room area with stunning chandelier & designer kitchen with 2-toned cabinetry, soft-close drawers & cabinet, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Total of 3 bedrooms up highlighted by the owners' retreat with vaulted ceilings, walk-in closet with barn door & oversized jetted tub ensuite with tile floors, quartz-topped double vanities & glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft & laundry with quartz counters & Whirlpool washer & dryer. The lower level - with a separate side entrance, is fully finished with 2 bedrooms & full bath, rec room with built-ins & wet bar complete with full-sized fridge & laundry with stacked washer & dryer. Additional features include built-in ceiling speakers, closet organizers, roughed-in vacuflo system, main floor home office with frosted glass French door, 220V in the garage & fenced low-maintenance backyard with pergola. Confederation Park & golf course, area schools & bus stops are all just minutes away, & with the

quick access to 14th Street & TransCanada Highway, everything is within easy reach…LRT, hospitals, McMahon Stadium, major retail centers, downtown & so much more!