



# 1201 18 Avenue Calgary Alberta

\$799,900

Discover the perfect blend of style, comfort, and location in this stunning Inner-City detached home situated on a Corner Lot with a South-Facing backyard! Boasting 9ft ceilings on the main level and vaulted ceilings in the master bedroom, this home is flooded with natural light from its abundance of windows. Enjoy maple hardwood flooring throughout, granite countertops, and a thoughtfully designed layout featuring 3 bedrooms and 2.5 baths. The unfinished basement offers incredible potential with three large windows ready for future development. Step outside to a maintenance-free backyard with a stone patio & deck, fruit trees - apple & cherry, making it perfect for summer entertaining. Updates include a brand-new roof and a newer dishwasher-- this home is in mint condition and shows 10/10! Location is unbeatable--just steps from SAIT and a short walk or bike ride to Kensington, Crescent Hill, Eau Claire, the Bow River pathways, and downtown. Enjoy an easy commute to the Foothills & Children's Hospitals, U of C, Market Mall, University District, Mount Royal University, and Edworthy Park. Don't miss this incredible opportunity to live in Calgary's sought-after community of Capitol Hill! This is amazing value for a Fully Detached home for under \$800K! (id:6769)

2pc Bathroom 7.58 Ft x 6.33 Ft  
Dining room 9.00 Ft x 10.75 Ft  
Family room 15.92 Ft x 17.33 Ft  
Kitchen 8.92 Ft x 13.83 Ft  
Living room 17.00 Ft x 17.83 Ft

4pc Bathroom 9.67 Ft x 4.92 Ft  
4pc Bathroom 5.92 Ft x 13.50 Ft  
Primary Bedroom 13.00 Ft x 12.58 Ft  
Bedroom 9.67 Ft x 9.17 Ft  
Bedroom 13.00 Ft x 14.83 Ft

Listing Presented By:



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**Mirror**

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