



1431 18 Avenue Calgary Alberta

\$1,100,000

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 vacufluo 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...

4pc Bathroom Measurements not available

Recreational, Games room 15.83 Ft x 10.67 Ft

Laundry room Measurements not available

Bedroom 15.83 Ft x 9.92 Ft

Bedroom 12.42 Ft x 10.42 Ft

2pc Bathroom Measurements not available

Den 10.00 Ft x 9.92 Ft

4pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 22.08 Ft x 16.92 Ft

Bedroom 12.08 Ft x 9.83 Ft

Bedroom 10.33 Ft x 10.25 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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Living room 16.92 Ft x 12.92 Ft

Dining room 13.08 Ft x 12.17 Ft

Kitchen 15.00 Ft x 10.58 Ft

Loft 16.92 Ft x 11.58 Ft

Laundry room 6.67 Ft x 4.25 Ft