



# 1809 18 Avenue Calgary Alberta

\$799,900

Open House Saturday Sept 21 2:00-4:30pm Discover the charm of Capitol Hill, an established inner-city community just minutes from downtown Calgary. Impeccable curb appeal and stunning landscaping define the exterior of this residence, creating an inviting first impression. This beautifully upgraded 2 bedroom plus den, 2-bathroom bungalow offers a contemporary open layout, complete with a stunning gourmet kitchen featuring an abundance of cabinet space. The fully developed basement provides additional living area, ideal for relaxation or hosting gatherings. As well a spacious bedroom and full bathroom. Highlighting the home is a stunning sunroom with floor-to-ceiling windows, offering serene views of the private backyard surrounded by tall evergreen trees and a beautiful deck for all your entertaining needs. Convenient access to the C-train, local amenities, and the vibrant urban atmosphere makes this home a tranquil retreat in Capitol Hill. (id:6769)

Family room 30.00 Ft x 13.83 Ft

Bedroom 13.67 Ft x 11.33 Ft

Laundry room 9.50 Ft x 8.92 Ft

3pc Bathroom 7.75 Ft

Den 8.92 Ft x 10.83 Ft

Living room 17.50 Ft x 14.25 Ft

Primary Bedroom 19.67 Ft x 10.83 Ft

4pc Bathroom 9.58 Ft x 6.08 Ft

Kitchen 18.08 Ft x 11.75 Ft

Sunroom 15.33 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Mountain View)

<http://www.jpreston.realtor/>



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
[arobinson@cirrealty.ca](mailto:arobinson@cirrealty.ca)