



## 2810 18 Street Calgary Alberta

\$779,000

Beautiful home just like new, in PRIME LOCATION in the desirable community of Capitol Hill in a very quiet location IN N.W. CALGARY, one of the nicest streets in Capitol Hill and backing to beautiful Confederation Park. this home offers over 2100 SF of living area. Sunlight floods the front entry, living and dining rooms making this an inviting space to be in anytime of the day. Dining area with three sided fireplace. The generous-sized kitchen extends across the entire back of the main floor and boasts an abundance of warm top quality cabinetry, granite countertops, a large island with built-in wine rack, and stainless-steel appliances . The extensive crown molding adds a sophisticated design element while the 3-way fireplace is a lovely focal point and brings warmth to the entire main floor. Completing the main floor is a convenient powder room. The beautiful hardwood floors continue up the stairs and throughout the second level. The upper level has the large Master bedroom with view, tree sided fireplace and a luxury Ensuite, walk-in closet, and French doors opening to year-round views of Confederation Park. The 2nd 3-way fireplace is a lovely feature to keep you warm on those chilly evenings while reading in bed or enjoying a hot bath in your deep soaker tub. The primary ensuite also highlights a separate shower, large vanity with double sinks and garden doors to a Juliette balcony. The second bedroom boasts the most beautiful windows and shutters, and contains its own ensuite. Good size laundry room on upper floor The FULLY FINISHED Basement provides for a second family room with wet bar and fridge, A large bedroom, full bathroom and lots of storage space. The backyard is fully fenced and offers a tranquil space to relax or entertain. Other features of this fabulous property include double detached/insulated/heated garage, newer roof (2012). Confederation p...

3pc Bathroom .00 Ft x .00 Ft  
 Bedroom 13.48 Ft x 12.01 Ft  
 Family room 18.01 Ft x 11.00 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Living room 13.68 Ft x 11.00 Ft  
 Dining room 11.68 Ft x 9.84 Ft

Kitchen 13.48 Ft x 12.34 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 13.48 Ft x 12.01 Ft  
 Bedroom 16.34 Ft x 12.01 Ft  
 5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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

Phone: 403-969-0267  
 arobinson@cirrealty.ca