



# 413 18 Avenue Calgary Alberta

\$998,888

Welcome to this brand new luxurious semi-detached home in the heart of the coveted community of Mount Pleasant. This 2800 sqft home is situated on a 125ft long lot and features 4 bedrooms/3.5 bathrooms. Built by Exquisite Homes and designed by Midnight Design Studio this home combines contemporary and heritage looks to create a timeless masterpiece. The home comes standard with tons of high end options/upgrades including A/C, high end Kitchen aid appliances, engineered hardwood floors, Durabuilt black windows, glass railings, custom built ins, upgraded 60oz carpets, built in speakers, 10ft ceilings, heated floors in ensuite + much more! Full list of upgrades can be provided upon request. Upstairs includes a generous sized master with dual vanity and a custom tiled shower with body jets. Main floor includes a spacious family room with a fireplace, large kitchen with to ceiling cabinets and an oversized island Finished basement area includes a 4th bedroom/ 3 piece bathroom, large flex room room with a entertainment unit and an adjacent wetbar. Home is currently under construction and is slated for completion by summer 2024. Option to customize upgrades, finishes, cabinetry, glasswork, appliances, flooring etc. Light or dark interior designs available. Close to amenities such as public transportation, mount pleasant arts centre, skating rink, swimming pool, tennis courts, confederation park, 16th avenue, not to mention we are a little over a block away from balmoral middle school and close to Crescent heights high school. Pictures are from a previous project at 606 24 ave nw. More can be provided at request. (id:6769)

- Bedroom 11.00 Ft x 12.00 Ft
- 3pc Bathroom 5.50 Ft x 10.50 Ft
- Recreational, Games room 9.67 Ft x 10.33 Ft
- Family room 19.50 Ft x 20.67 Ft
- Furnace 5.50 Ft x 10.00 Ft
- Foyer 6.00 Ft x 6.00 Ft
- Den 13.00 Ft x 11.33 Ft
- Kitchen 19.00 Ft x 11.00 Ft
- Family room 17.00 Ft x 14.00 Ft
- Other 5.50 Ft x 12.50 Ft
- Bedroom 11.25 Ft x 10.00 Ft
- Bedroom 11.25 Ft x 12.50 Ft
- Primary Bedroom 12.50 Ft x 14.00 Ft
- 6pc Bathroom 10.25 Ft x 15.00 Ft
- 4pc Bathroom 5.50 Ft x 9.33 Ft
- Laundry room 4.00 Ft x 7.00 Ft

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

Listing Presented By:



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