



# 1606 18 Avenue Calgary Alberta

\$1,175,000

Prime inner city location in Capitol Hill. Large NEW 3 storey custom built home. 3 + 1 br, 4 1/2 baths. Bright open floor plan. Gourmet style kitchen with huge island. Quartz countertops. Custom white floor-to-ceiling kitchen cabinets. Built in stereo speakers. All three upper levels are hardwood floors. Spectacular third level Primary suite with oversized ensuite bath featuring heated floors, double sinks, double shower with steamer. Beautiful electric horizontal fireplace in LR. Fully finished basement with infloor heating and tankless hot water heater. Over 3400 square feet of development. Many more features only a private viewing can reveal! Call today! (id:6769)

- Bedroom 12.17 Ft x 11.92 Ft
- 5pc Bathroom 14.08 Ft x 9.17 Ft
- Bedroom 12.00 Ft x 11.67 Ft
- 5pc Bathroom 11.67 Ft x 9.50 Ft
- Laundry room 7.67 Ft x 5.75 Ft
- Primary Bedroom 15.00 Ft x 11.75 Ft
- 5pc Bathroom 15.67 Ft x 8.33 Ft
- Office 9.92 Ft x 7.42 Ft
- Family room 15.92 Ft x 14.50 Ft

- Exercise room 10.92 Ft x 8.58 Ft
- Bedroom 10.17 Ft x 10.17 Ft
- 4pc Bathroom 7.67 Ft x 6.67 Ft
- Furnace 7.33 Ft x 6.33 Ft
- Living room 16.00 Ft x 11.92 Ft
- Kitchen 20.42 Ft x 11.67 Ft
- Dining room 14.42 Ft x 11.00 Ft
- 2pc Bathroom 5.67 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE MISSION REAL ESTATE

<http://www.rodvermunt.com/>



**REALTY**

**CIR**

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