



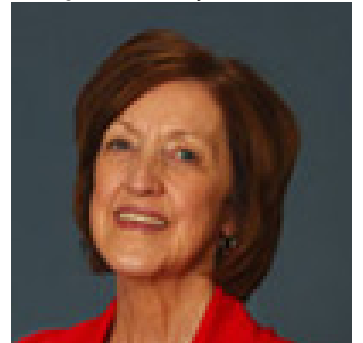
# 1608 18 Avenue Calgary Alberta

\$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 horizontal electric fireplace 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 11.83 Ft x 11.33 Ft         | Exercise room 9.00 Ft x 7.42 Ft |
| 5pc Bathroom 11.83 Ft x 9.58 Ft     | Bedroom 10.00 Ft x 9.75 Ft      |
| Bedroom 12.17 Ft x 11.92 Ft         | 4pc Bathroom 7.75 Ft x 6.33 Ft  |
| 5pc Bathroom 13.67 Ft x 9.25 Ft     | Living room 15.92 Ft x 10.75 Ft |
| Laundry room 7.75 Ft x 5.92 Ft      | Kitchen 20.42 Ft x 10.75 Ft     |
| Primary Bedroom 14.75 Ft x 11.67 Ft | Dining room 14.42 Ft x 12.33 Ft |
| 5pc Bathroom 15.92 Ft x 8.17 Ft     | Foyer 6.17 Ft x 5.08 Ft         |
| Office 10.00 Ft x 7.42 Ft           | Other 9.00 Ft x 5.58 Ft         |
| Family room 16.08 Ft x 14.50 Ft     | 2pc Bathroom 5.08 Ft x 4.92 Ft  |

Listing Presented By:



Originally Listed by:  
ROYAL LEPAGE MISSION REAL  
ESTATE

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



**REALTY**

**CIR**

149 West Lakeview Point , Calgary,  
AB,

Phone: 403-585-5270  
cawarawa@shaw.ca