



## 627 18 Avenue Calgary Alberta

\$1,878,888

This DETACHED INFILL in MOUNT PLEASANT is a beautifully upgraded, spacious sanctuary DESIGNED with LARGE FAMILIES in mind and offers the perfect blend of luxury & warmth. Situated on a 37.5-ft x 120-ft lot, you're surrounded by mature trees, character homes, & other infills. Featuring engineered hardwood flooring, wood-wrapped stairs w/ LED lighting, undercabinet LED lighting, dual furnaces & A/C for ultimate climate control, butler's pantry, walk-in mudroom closet, vaulted primary suite w/ STEAM SHOWER, upper bonus room w/ built-in media centre, private ensuites w/ heated tile floors for the comfort of each family member, a fully developed basement w/ wet bar & island, a home office/gym space, & a double plug-in for car chargers in the detached garage! \*BE SURE YOU VIEW THE VIRTUAL WALKTHROUGH TO SEE ALL THE DESIGNER TOUCHES & UPGRADES!\* The location only adds to this highly desirable home - just north of 16th Ave, you're nicely tucked away on a quiet street w/stop signs at each end, so no cars flying by! It's a safe neighbourhood w/ neighbours who've been living there for 30+ years & have completed renos, so there is not a lot of construction happening in the near future! Parks, schools, shopping, & amenities are all around, including Confederation Park, Mt Pleasant Park, McHugh Bluff, King George School, & SAIT. You're right between 4th & 10th Street, giving you access to restaurants & amenities along 4th & a straight shot to Kensington down 10th! The main floor of this exquisite home offers a grand foyer w/ an eye-catching wood slat divider wall, an elegant 2-pc powder room, & quiet front bedroom/office w/ 3-pc ensuite. Perfect for everyday family use & entertaining, the open kitchen offers you tons of space, w/ an oversized island, waterfall quartz countertop & bar seating, a dual basin sink, & lots of lower drawers. There's more space in the BUTLER'S PANTRY, ...

Bedroom 17.08 Ft x 13.92 Ft

Other 10.83 Ft x 10.58 Ft

Bedroom 11.58 Ft x 10.58 Ft

Bedroom 12.50 Ft x 12.00 Ft

Bonus Room 13.67 Ft x 11.00 Ft

Laundry room 7.92 Ft x 5.92 Ft

Recreational, Games room 17.58 Ft x 14.50 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

4pc Bathroom 11.33 Ft x 6.17 Ft

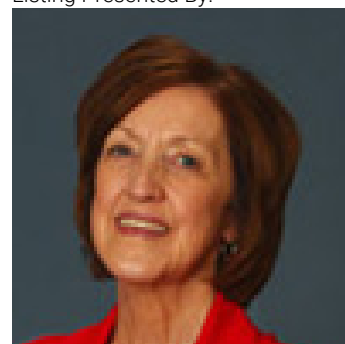
Living room 15.75 Ft x 14.67 Ft

Kitchen 20.00 Ft x 8.33 Ft

Dining room 13.75 Ft x 11.50 Ft

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

Listing Presented By:



Originally Listed by:  
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CIR

REALTY

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3pc Bathroom 8.50 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

5pc Bathroom 13.33 Ft x 11.75 Ft

Bedroom 12.92 Ft x 11.25 Ft

Bedroom 11.92 Ft x 10.08 Ft

Pantry 16.33 Ft x 4.92 Ft

2pc Bathroom 6.50 Ft x 5.00 Ft