



1216 18 Avenue Calgary Alberta

\$879,900

Immaculate 4 bdrm, 3 1/2 bath, 2 storey home situated in the heart of Capitol Hill. Over 2600 sq. ft. of development loaded with many upgraded features. The main floor with 9 foot ceilings features a spacious foyer that sides on a large dining room/den area with a bright sunny bow window. The back of the home is totally open with an upgraded kitchen featuring extended height rich wood cabinetry, granite countertops, a breakfast bar & a walk-in pantry. The kitchen overlooks a good sized eating area & a large great room with cozy gas fireplace & a TV niche & French door access to a private yard with large poured patio. A 2 piece powder room completes the main floor. The dramatic, elegant curved staircase leads to the bright 2nd floor with skylight. The oversized master bedroom retreat features a sunny bow window, vaulted ceilings, a walk-in closet & a luxurious 5 pc ensuite. The 2nd & 3rd bedroom are both a good size & have walk-in closets. The laundry room & an additional 4pc bath are conveniently located on this level. The lower level is very open with a huge family room/theatre room, featuring lots of recessed pot lights. The 4th bedroom & an additional 3pc bath complete this level. The yard is a good size & includes a large low maintenance poured patio & a double car garage. This home is conveniently located walking distance to SAIT, the LRT & the North Hill Mall. Confederation Park. schools & restaurants are nearby & a short drive to the Foothills & Children's Hospitals. Easy access to downtown or a quick escape to the mountains. (id:6769)

Family room 26.50 Ft x 14.83 Ft

Bedroom 14.75 Ft x 13.58 Ft

3pc Bathroom .00 Ft x .00 Ft

Living room 16.00 Ft x 14.67 Ft

Dining room 12.92 Ft x 11.50 Ft

Kitchen 14.67 Ft x 12.00 Ft

Other 11.83 Ft x 10.00 Ft

Foyer 14.75 Ft x 4.00 Ft

Other 14.67 Ft x 4.33 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 16.00 Ft x 14.00 Ft

Bedroom 11.50 Ft x 10.83 Ft

Bedroom 11.08 Ft x 10.67 Ft

Laundry room 7.83 Ft x 5.08 Ft

4pc Bathroom .00 Ft x .00 Ft

5pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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