



1828 18 Avenue Calgary Alberta

\$1,023,800

OPEN HOUSE SUNDAY JUNE 8th 2-5:00PM !Welcome to 1828 18 Avenue NW, Calgary--a beautifully crafted 2-storey infill in the highly sought-after community of Capitol Hill. This home seamlessly blends modern elegance with functional design, offering an inviting and sophisticated living space. Step inside to a bright and open-concept main floor, where 10-ft ceilings, expansive windows, and a striking wainscoting accent wall create a stunning first impression. Wide-plank engineered hardwood flooring flows throughout the spacious living and dining areas, enhancing the home's warmth and charm. At the heart of the home, the chef-inspired gourmet kitchen boasts a large waterfall island, high-end appliances, custom soft-close cabinetry, and a full-height tile backsplash. A premium stainless steel appliance package includes a gas cooktop, built-in wall oven and microwave, refrigerator, dishwasher, and a sleek hood fan. The spacious living room is both stylish and cozy, featuring built-in bookshelves with a TV niche and a sleek gas fireplace. Completing the main floor is a modern 2-piece powder room and a mudroom with built-in bench and hooks. Upstairs, retreat to your luxurious primary master bedroom, featuring vaulted ceilings and an expansive walk-in closet with custom millwork. The spa-like ensuite is designed for relaxation, offering heated tile floors, a glass-enclosed shower with a built-in bench, a soaker tub, and dual vanities. Two additional spacious bedrooms with custom closets, a full 4-piece bathroom, and a large laundry room with a sink complete the upper level. The fully finished basement offers incredible potential with a separate entrance, making it ready to be converted into a legal suite (subject to approval and permitting by the city/municipality) or an Airbnb. This level includes a large rec room with a built-in wet bar, quartz countertops, custom cabinetry...

Bedroom 14.50 Ft x 10.42 Ft
 4pc Bathroom 8.75 Ft x 4.92 Ft
 2pc Bathroom 5.67 Ft x 5.08 Ft
 Living room 16.75 Ft x 15.92 Ft
 Kitchen 19.75 Ft x 13.42 Ft
 Dining room 16.58 Ft x 10.50 Ft

Primary Bedroom 22.83 Ft x 16.00 Ft
 Bedroom 13.75 Ft x 9.75 Ft
 Bedroom 13.58 Ft x 9.67 Ft
 5pc Bathroom 12.17 Ft x 9.50 Ft
 4pc Bathroom 8.25 Ft x 4.92 Ft

Listing Presented By:



Originally Listed by:
 eXp Realty



Real Estate Professionals Inc.

202, 5403 CROWCHILD TRAIL
 N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102
 cm.mackenzie@shaw.ca