



# 2714 18 Street Calgary Alberta

\$999,000

Located on a quiet street, only a few short minutes to University of Calgary, Confederation Park & LRT is this stunning inner-city home in Capitol Hill. Welcome to this High-quality semi-detached home built with exquisite craftsmanship and uncompromised quality. Offering 3 levels of stylish modern living, boasts custom African Walnut Hardwood floors, Custom 8ft solid doors throughout and showstopper custom made LEICHT cabinetry (\$120K) imported from German. Sensational open concept main level with 10ft flat ceilings & floor-to-ceiling windows, sun-drenched dining room with wall of custom built-ins & living room with contemporary electric fireplace & wall of glass doors with retractable insulated aluminum roller shades. Imported designer Leicht kitchen is a sight to behold, with its high-gloss cabinetry & quartz counters, curved island with upgraded Corian counters & top-of-the-line Miele & Thermador appliances including both gas & electric cooktops, built-in convection oven, dishwasher & Miele built-in cappuccino coffee machine. Upstairs 9ft flat ceiling, master bedroom features Custom built-in Closet. Private 5-piece ensuite bathroom which feature soaker tubs, sleek glass/tile shower with body spray, large vanities with dual under mounted sinks and beautiful Skylight. 2 more good size bedrooms up with 4 piece full bath. Convenient laundry room upstairs w/built-in cabinetry, laundry sink, side-by-side washer & dryer. Fully finished basement with 4th bedroom w/4 pc ensuite. And large rec/media room with built-in speakers and adjoining to another 4pc full bath. Quartz counters in all bathrooms. Basement with a second washer/dryer hood up and Plenty of storage space. Fully fenced backyard comes complete with full-width composite planks deck with gas BBQ line & detached 2 car garage. Total of 4 bedroom and 4 1/2 baths with Central air conditioning. Upscale inner city ...

Bedroom 16.58 Ft x 9.08 Ft  
 4pc Bathroom 6.67 Ft x 7.17 Ft  
 Family room 19.00 Ft x 13.58 Ft  
 4pc Bathroom 8.33 Ft x 5.00 Ft  
 Dining room 13.83 Ft x 12.75 Ft  
 Kitchen 15.25 Ft x 18.25 Ft

Other 5.83 Ft x 6.08 Ft  
 Primary Bedroom 13.00 Ft x 13.00 Ft  
 5pc Bathroom 6.42 Ft x 16.42 Ft  
 Other 9.67 Ft x 8.50 Ft  
 Bedroom 9.67 Ft x 13.92 Ft  
 Bedroom 9.42 Ft x 13.25 Ft

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Living room 15.67 Ft x 12.00 Ft

Other 6.00 Ft x 7.92 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

4pc Bathroom 6.83 Ft x 7.42 Ft

Laundry room 7.75 Ft x 5.17 Ft