



## 2714 18 Street Calgary Alberta

\$949,000

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 is 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 5.05 M x 2.77 M

4pc Bathroom 2.03 M x 2.19 M

Family room 5.79 M x 4.14 M

4pc Bathroom 2.54 M x 1.52 M

Dining room 4.22 M x 3.89 M

Kitchen 4.65 M x 5.56 M

Other 1.78 M x 1.85 M

Primary Bedroom 3.96 M x 3.96 M

5pc Bathroom 1.96 M x 5.01 M

Other 2.95 M x 2.59 M

Bedroom 2.95 M x 4.24 M

Bedroom 2.87 M x 4.04 M

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Living room 4.78 M x 3.66 M

Other 1.83 M x 2.41 M

2pc Bathroom 1.60 M x 1.50 M

4pc Bathroom 2.08 M x 2.26 M

Laundry room 2.36 M x 1.58 M