



2719 18 Street Calgary Alberta

\$1,024,900

Truly amazing describes this sensational semi-detached home in the popular inner city community of Capitol Hill, located here on this quiet street within walking distance to Confederation Park & the bluff overlooking Confederation golf course. Offering a total of 4 bedrooms & over 2600sqft of air-conditioned living space, this sleek designer home enjoys upgraded engineered hardwood floors, stunning custom kitchen with granite countertops, dreamy master ensuite with heated floors & fenced West backyard complete with large deck & detached 2 car garage. Complemented by soaring 10ft ceilings & expansive windows, you'll fall in love with the incredible open concept flow of the main floor with its bright & airy dining room with paneled feature wall & West-facing living room with 4-panel sliding garden doors & sleek contemporary fireplace with floor-to-ceiling granite surround. The fully-loaded kitchen is a sight-to-behold & features full-height cabinets & granite counters, impressive granite waterfall island & stainless steel Bosch appliances including gas cooktop plus chimney hoodfan & Frigidaire built-in oven. The graceful & extra-wide staircase leads up to the 2nd floor where you'll find 9ft ceilings & 3 wonderful bedrooms; the West-facing owners' retreat has engineered hardwood floors & large walk-in closet, & a barn door opens into the luxurious ensuite with heated floors & free-standing tub, oversized glass shower & quartz-topped double vanities. Finishing off this floor is the family bathroom with 2 sinks & quartz counters, deep linen closet & laundry room with Maytag washer & dryer. The lower level - with 9ft ceilings & roughed-in infloor heating, is beautifully finished with a 4th bedroom with walk-in closet, another full bathroom, office area with built-in desk & terrific rec room with granite-topped wet bar. Additional features include built-in ceiling speaker...

4pc Bathroom Measurements not available

Recreational, Games room 30.75 Ft x 19.25 Ft

Bedroom 11.42 Ft x 10.33 Ft

2pc Bathroom Measurements not available

Living room 15.08 Ft x 13.67 Ft

Dining room 12.83 Ft x 12.17 Ft

Other 8.58 Ft x 4.92 Ft

5pc Bathroom Measurements not available

6pc Bathroom Measurements not available

Primary Bedroom 14.92 Ft x 13.08 Ft

Bedroom 14.25 Ft x 11.33 Ft

Bedroom 12.17 Ft x 9.83 Ft

a

Listing Presented By:



Originally Listed by:
Royal LePage Benchmark

<http://www.kirbycox.com/>



Real Estate Professionals Inc.

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

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

Kitchen 18.25 Ft x 15.92 Ft

Laundry room 6.75 Ft x 5.08 Ft