



## 1216 18 Avenue Calgary Alberta

\$968,000

Welcome to 1216 18 Avenue N.W! Original Owner/Builder with Over 2500 sq. ft. Totally Developed! Loaded with Quality Features Including: HUGE Great Room with Gas Fireplace, Beautiful Gourmet Kitchen with Granite Counters, Gas Stove, Corner Pantry, Newer Fridge & Microwave Hood Fan! A Front Flex Room with Bow Window and a 2 Piece Bathroom are also on the Main Level! High Ceilings & Hardwood on the Main Floor with Custom Spiral Staircase leading to the Second Level! Vaulted Ceilings and Bow Window in The Primary Bedroom PLUS a Beautiful 5 Piece En-Suite with Jetted Tub! Sky Lights Flood the Second Level with Natural Lighting! A Laundry Room Plus 2 additional Spacious Bedrooms with Walk-In Closets & a 4 Piece Main Bathroom completed the Second Level! The Lower Level is Set up with a Theatre / Family Room, 4th Bedroom & a 3 Piece Bathroom! Private Backyard & a Double Detached Garage at the Rear of the Home! Super Quiet Location walking distance to SAIT, LRT, Schools, Shopping, Confederation Park & All Amenities!! (id:6769)

Primary Bedroom 15.92 Ft x 13.92 Ft

Bedroom 11.58 Ft x 10.00 Ft

Bedroom 11.08 Ft x 10.67 Ft

5pc Bathroom 9.58 Ft x 9.25 Ft

4pc Bathroom 8.92 Ft x 5.00 Ft

Laundry room 7.92 Ft x 5.00 Ft

Family room 26.50 Ft x 14.75 Ft

Bedroom 14.75 Ft x 13.75 Ft

3pc Bathroom 8.58 Ft x 5.00 Ft

Furnace 8.50 Ft x 5.67 Ft

Great room 15.92 Ft x 14.67 Ft

Kitchen 13.50 Ft x 11.83 Ft

Other 15.92 Ft x 13.92 Ft

2pc Bathroom 5.50 Ft x 4.92 Ft

Dining room 11.83 Ft x 9.58 Ft

Listing Presented By:



Originally Listed by:  
Real Estate Professionals Inc.

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**RE/MAX Realty Professionals**

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