



1433 18 Avenue Calgary Alberta

\$1,029,900

A must-to-see is this beautifully appointed infill in the popular inner city community of Capitol Hill, nestled in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. With 3 levels of sleek air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz counters, 6 bedrooms & 4 full baths, 9ft ceilings throughout & low-maintenance South backyard with aggregate patio & detached 2 car garage. Available for quick possession, with a fantastic open concept main floor featuring the South-facing living room with fireplace & built-ins, spacious dining room area & stylish designer kitchen with 2-toned cabinetry, soft-close drawers & cabinets, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Upstairs on the 2nd level there are 3 bedrooms & 2 full baths; the primary bedroom has a walk-in closet with built-ins & the jetted tub ensuite has quartz-topped double vanities & oversized glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft area & laundry with quartz counters, cabinets & Whirlpool washer & dryer. The lower level - with a separate side entrance, is fully finished with 2 bedrooms & another full bath, rec room with built-ins & laundry/utility room with Whirlpool washer & dryer. On the main floor there is another bedroom with its own ensuite with shower...which would also make a great home office. Additional features include built-in ceiling speakers, closet organizers & gas BBQ line & pergola in the South backyard. Only minutes from your front door is Confederation Park & golf course, area schools & bus stops, & with its easy access to 14th Street & TransCanada Highway, you are within quick reach of the LRT...

4pc Bathroom Measurements not available

Recreational, Games room 17.00 Ft x 15.83 Ft

Laundry room Measurements not available

Bedroom 12.42 Ft x 10.33 Ft

Bedroom 15.83 Ft x 10.17 Ft

4pc Bathroom Measurements not available

Bedroom 10.00 Ft x 9.92 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available

Primary Bedroom 16.83 Ft x 11.83 Ft

Bedroom 12.58 Ft x 10.00 Ft

Bedroom 10.92 Ft x 10.25 Ft

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Listing Presented By:



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RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca

Living room 16.92 Ft x 15.92 Ft

Dining room 16.92 Ft x 8.50 Ft

Kitchen 15.00 Ft x 14.92 Ft

Loft 16.92 Ft x 11.58 Ft

Laundry room 6.58 Ft x 4.33 Ft