



# 1613 18 Avenue Calgary Alberta

\$799,900

Located on a quiet tree-lined street in the established inner-city community of Capitol Hill, this 3+1 bedroom home offers over 2800 sq ft of developed living space & SUNNY SOUTH BACK YARD. The main level presents hardwood floors, high ceilings & is illuminated with recessed lights & stylish light fixtures, showcasing a front living room anchored by a feature fireplace surrounded by built-ins. Just a few steps away, is a lovely dining area, perfect for family gatherings or a dinner party. The kitchen is tastefully finished with quartz counter tops, eating bar, plenty of storage space & stainless steel appliances. A family room is open to the kitchen, creating a welcoming space for family time or entertaining. Completing the main level, is a 2 piece powder room & convenient mudroom. An elegant curved staircase leads to the second level, hosting 3 bedrooms, a 4 piece bath & laundry room with sink & storage. The spacious primary retreat with vaulted ceiling features a large walk-in closet & private 5 piece ensuite with dual sinks, rejuvenating jetted tub & separate shower. Basement development includes a huge recreation/media room, den/office, fourth bedroom & 3 piece bath. Other notable features include central air conditioning, updated paint, new carpet on stairs & second level, tasteful window coverings & thoughtful finishing throughout. Outside, enjoy the south back yard with large patio & access to the double detached garage. The central location can't be beat - minutes away from golfing & pathways at beautiful Confederation Park & Capitol Hill Community Association & close to shopping, schools, public transit, SAIT, U of C & easy access to 14th Street. Immediate possession is available! (id:6769)

Office 12.42 Ft x 9.25 Ft  
 Recreational, Games room 19.00 Ft x 16.33 Ft  
 Furnace 19.00 Ft x 8.75 Ft  
 Bedroom 10.25 Ft x 9.50 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Kitchen 14.50 Ft x 9.42 Ft  
 Dining room 12.83 Ft x 12.00 Ft  
 Living room 15.17 Ft x 13.67 Ft

Foyer 6.42 Ft x 6.00 Ft  
 Other 6.25 Ft x 5.00 Ft  
 2pc Bathroom .00 Ft x .00 Ft  
 Laundry room 8.42 Ft x 6.00 Ft  
 Primary Bedroom 17.17 Ft x 13.25 Ft  
 Bedroom 10.08 Ft x 9.75 Ft  
 Bedroom 13.42 Ft x 9.92 Ft  
 4pc Bathroom .00 Ft x .00 Ft

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Family room 15.67 Ft x 10.67 Ft

5pc Bathroom .00 Ft x .00 Ft