



# 1809 18 Avenue Calgary Alberta

\$799,900

Open House Saturday Sept 21 2:00-4:30pm Discover the charm of Capitol Hill, an established inner-city community just minutes from downtown Calgary. Impeccable curb appeal and stunning landscaping define the exterior of this residence, creating an inviting first impression. This beautifully upgraded 2 bedroom plus den, 2-bathroom bungalow offers a contemporary open layout, complete with a stunning gourmet kitchen featuring an abundance of cabinet space. The fully developed basement provides additional living area, ideal for relaxation or hosting gatherings. As well a spacious bedroom and full bathroom. Highlighting the home is a stunning sunroom with floor-to-ceiling windows, offering serene views of the private backyard surrounded by tall evergreen trees and a beautiful deck for all your entertaining needs. Convenient access to the C-train, local amenities, and the vibrant urban atmosphere makes this home a tranquil retreat in Capitol Hill. (id:6769)

Family room 30.00 Ft x 13.83 Ft  
Bedroom 13.67 Ft x 11.33 Ft  
Laundry room 9.50 Ft x 8.92 Ft  
3pc Bathroom 7.75 Ft  
Den 8.92 Ft x 10.83 Ft

Living room 17.50 Ft x 14.25 Ft  
Primary Bedroom 19.67 Ft x 10.83 Ft  
4pc Bathroom 9.58 Ft x 6.08 Ft  
Kitchen 18.08 Ft x 11.75 Ft  
Sunroom 15.33 Ft x 12.75 Ft

Listing Presented By:



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<http://www.jpreston.realtor/>

**RE/MAX Realty Professionals**

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