



# 1838 18 Avenue Calgary Alberta

\$969,900

Excellent comparable value ...lowest price per sq foot for the community average sales ....Why buy new when you can buy a home that shows new and comes fully loaded! Experience the perfect blend of luxury and family-friendly function in this stunning home. Located in a sought after community, this property boasts a desirable 2895 sq ft layout, in total, that feels tailor-made for both relaxation and refined entertainment. The attention to detail is evident, with over \$20,000 in thoughtful upgrades--including a superb appliance package, air conditioning, window coverings, and a heated, insulated double garage. The home features four generously-sized bedrooms, 3.5 chic bathrooms, and a primary suite that redefines comfort with a huge steam shower, deep soaker tub, heated floors, and a massive walk-in closet with custom built-ins. The dedicated laundry room on the upper floor adds a layer of practical luxe. For those who love to entertain, the basement is nothing short of a dream with its custom bar, wine storage, and versatile recreation area that could serve as a gym space. The functional floor plan extends to a full kitchen pantry and large living areas flooded with natural light, thanks to large well-placed windows. Perfectly positioned close to the Confederation Park and Golf Course, this home also offers easy access to 16th Avenue, the Southern Alberta Institute of Technology, and the University of Calgary, making it an ideal spot for both adventurers and academic-minded individuals. Highly rated schools nearby further underscore its family readiness. This home is a rare find in the inner-city that pairs solid construction and modern design with a sought-after location--ensuring you don't have to compromise on style or convenience. Whether you're a growing family, a young professional, or seeking a polished retirement nest, 1838 18 Ave NW welcomes you to explore so...

Family room 15.00 Ft x 18.92 Ft  
 Den 8.67 Ft x 10.17 Ft  
 Bedroom 10.75 Ft x 12.92 Ft  
 3pc Bathroom .00 Ft x .00 Ft  
 Other 5.67 Ft x 7.17 Ft  
 Dining room 12.33 Ft x 14.58 Ft

2pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 14.00 Ft x 14.58 Ft  
 Bedroom 10.25 Ft x 13.83 Ft  
 Laundry room 5.08 Ft x 6.17 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 5pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



Originally Listed by:  
 eXp Realty

**RE/MAX Realty Professionals**

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Kitchen 8.67 Ft x 14.58 Ft

Bedroom 9.75 Ft x 11.25 Ft

Living room 14.00 Ft x 15.17 Ft