



## 446 18 Avenue Calgary Alberta

\$835,000

A very special location! Situated on a quiet street with downtown skyline views & facing a large, beautifully treed park with a playground area set up for children. Convenient access to Deerfoot Trail, downtown, transit, shopping & schools. Luxuriously appointed finishes inside this fully developed, two storey with over 2839 sq. ft. of professionally developed living space. Spacious foyer with double closet, combination great room/dining room, with 9' ceilings & rich solid wood floors. Very open kitchen with extended height cabinetry, a huge island with breakfast bar & a pantry. Cozy family room with gas fireplace, a full wall of built-ins & French door access to a back deck. There is a powder room tucked away 2 steps down from the main floor. Upstairs features 3 large bedrooms including a king size master with walk-in closet & a luxurious 5pc ensuite. There is a 4pc bath conveniently located next to the spacious laundry room on the 2nd floor. The lower level is fully finished & includes a cozy rec room with a built-in bar area, a huge office space & a full bath. The yard is a good size & includes a double detached garage & deck with gas hookup for a BBQ. (id:6769)

Recreational, Games room 18.83 Ft x 10.42 Ft

Office 23.50 Ft x 18.33 Ft

Furnace 8.50 Ft x 5.83 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room 13.58 Ft x 11.67 Ft

Family room 20.00 Ft x 13.58 Ft

Dining room 16.00 Ft x 9.00 Ft

Kitchen 14.33 Ft x 10.17 Ft

Foyer 6.50 Ft x 5.67 Ft

2pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 13.50 Ft x 12.00 Ft

Bedroom 12.00 Ft x 11.75 Ft

Bedroom 11.33 Ft x 9.92 Ft

Laundry room 8.00 Ft x 6.00 Ft

5pc Bathroom .00 Ft x .00 Ft

4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Landan Real Estate

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**RE/MAX Realty Professionals**

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