

446 18 Avenue Calgary Alberta

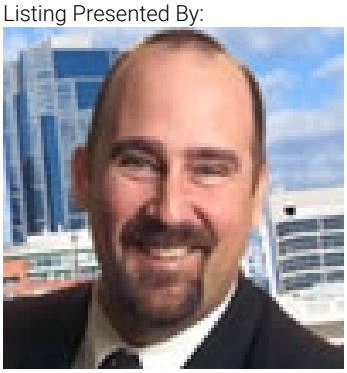
$774,900

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 5.74 M x 3.18 M
Office 7.16 M x 5.59 M
Furnace 2.59 M x 1.78 M
4pc Bathroom .00 M x .00 M
Living room 4.14 M x 3.56 M
Family room 6.10 M x 4.14 M
Dining room 4.88 M x 2.74 M
Kitchen 4.37 M x 3.10 M

Foyer 1.98 M x 1.73 M
2pc Bathroom .00 M x .00 M
Primary Bedroom 4.12 M x 3.66 M
Bedroom 3.66 M x 3.58 M
Bedroom 3.45 M x 3.02 M
Laundry room 2.44 M x 1.83 M
5pc Bathroom .00 M x .00 M
4pc Bathroom .00 M x .00 M

Listing Presented By:



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