

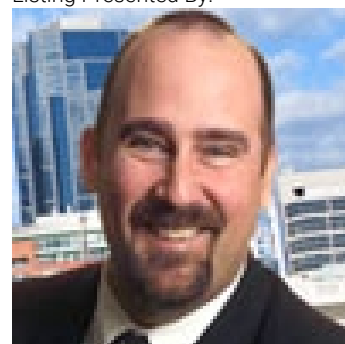


# 530 18A Street Calgary Alberta

\$1,049,000

Prime location in sought-after West Hillhurst! This exceptional 50' x 100' R-CG corner lot is perfectly situated on one of the rare cul-de-sacs in West Hillhurst, offering both privacy and unbeatable convenience. Just minutes from downtown Calgary, the river pathways, the vibrant shops and restaurants of Kensington, top-rated schools, parks, and the outdoor pool--this location truly offers the best of inner-city living. This charming 4-bedroom, 3-bathroom home is filled with warmth and character and is flooded with natural light from the moment you step inside. Lovingly maintained with numerous upgrades over the years, it clearly reflects pride of ownership throughout. The main floor welcomes you with a bright front living room featuring a cozy corner fireplace, a renovated kitchen with granite countertops and newer appliances, and a full bathroom complete with a relaxing jetted tub. Two spacious bedrooms complete the main level. Toward the rear of the home, a stunning sunken family room showcases open beam ceilings and two fireplaces--creating the perfect space for relaxing or entertaining. Upstairs, you'll find a generous primary bedroom, a fourth bedroom, a full bath, and a skylight that fills the stairwell with natural light. The fully developed lower level offers even more living space with a comfortable family room, media/games room, and a third full bathroom. Step outside through the French doors from the family room and enjoy the summer breeze in your beautifully landscaped, private backyard retreat, complete with a hot tub--ideal for relaxing or hosting friends and family. The oversized single garage is extra deep at 13'4" x 27'4", and the long driveway along the east side of the lot provides additional off-street parking--a rare and valuable feature in this desirable inner-city neighbourhood. The R-CG zoning and corner lot create excellent future redevelop...

Listing Presented By:



Originally Listed by:  
MaxWell Capital Realty

### RE/MAX Realty Professionals

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Recreational, Games room 19.83 Ft x 10.17 Ft  
Media 8.83 Ft x 14.67 Ft  
3pc Bathroom Measurements not available  
Living room 10.83 Ft x 14.58 Ft  
Kitchen 10.17 Ft x 7.75 Ft  
Dining room 10.83 Ft x 10.75 Ft

Bedroom 8.17 Ft x 11.25 Ft  
Bedroom 11.83 Ft x 9.00 Ft  
4pc Bathroom Measurements not available  
Primary Bedroom 11.75 Ft x 17.50 Ft  
Bedroom 10.50 Ft x 11.92 Ft  
4pc Bathroom Measurements not available

