



# 627 18 Avenue Calgary Alberta

\$1,988,888

You need to see this impressive DETACHED INFILL in MOUNT PLEASANT! Situated on an oversized 37.5-ft x 120-ft lot, you're surrounded by mature trees, character homes, and other infills. Featuring engineered hardwood flooring, wood-wrapped stairs, LED lighting throughout, a second FULL KITCHEN, walk-in mudroom closet, a vaulted primary suite w/ STEAM SHOWER, an upper bonus room w/ built-in media centre, all bedrooms have PRIVATE ENSUITES w/ HEATED FLOORS, and the fully developed basement features a wet bar w/ island & B/I lighting, an additional home office or gym space, and a fourth bedroom w/ 4-pc ensuite w/ STEAM SHOWER! BE SURE YOU VIEW THE VIRTUAL WALKTHROUGH TO SEE ALL THE DESIGNER TOUCHES & UPGRADES! The location only adds to this highly desirable home - just north of 16th Ave, you're nicely tucked away on a quiet street while enjoying the convenience of inner-city living. Parks, schools, shopping, & amenities are all around, including Confederation Park, Mt Pleasant Park, McHugh Bluff, King George School, & SAIT all within a few block's radius. You're right between 4th & 10th Street, giving you access to restaurants & amenities along 4th and a straight shot to Kensington down 10th! The main floor of this exquisite home offers a grand foyer w/ an eye-catching wood slat divider wall and access to the elegant 2-pc powder room and the quiet front bedroom/office w/ 3-pc ensuite. The open-concept kitchen/living/dining room is perfect for everyday family use & entertaining. The open kitchen offers you tons of space, w/ an oversized island w/ waterfall quartz countertop and bar seating, a dual basin undermount sink, and lots of lower drawers. There's more space in the FULLY EQUIPPED BUTLER'S PANTRY, w/ a second full-size fridge, sink, and 6-burner gas cooktop! The dining room features a designer chandelier and large transom windows, while the family room enjoys an...

Bedroom 17.08 Ft x 13.92 Ft

Other 10.83 Ft x 10.58 Ft

Bedroom 11.58 Ft x 10.58 Ft

Bedroom 12.50 Ft x 12.00 Ft

Bonus Room 13.67 Ft x 11.00 Ft

Recreational, Games room 17.58 Ft x 14.50 Ft

2pc Bathroom 4.92 Ft x 4.42 Ft

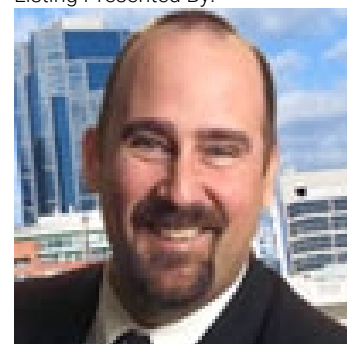
4pc Bathroom 11.33 Ft x 6.17 Ft

Living room 15.75 Ft x 14.67 Ft

Kitchen 20.00 Ft x 8.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

Laundry room 7.92 Ft x 5.92 Ft

3pc Bathroom 8.50 Ft x 4.92 Ft

4pc Bathroom 8.00 Ft x 4.92 Ft

5pc Bathroom 13.33 Ft x 11.75 Ft

Bedroom 12.92 Ft x 11.25 Ft

Dining room 13.75 Ft x 11.50 Ft

Bedroom 11.92 Ft x 10.08 Ft

Pantry 16.33 Ft x 4.92 Ft

2pc Bathroom 6.50 Ft x 5.00 Ft