

# \$1,100,000 - 1431 18 Avenue Nw, Calgary

MLS® #A2202909

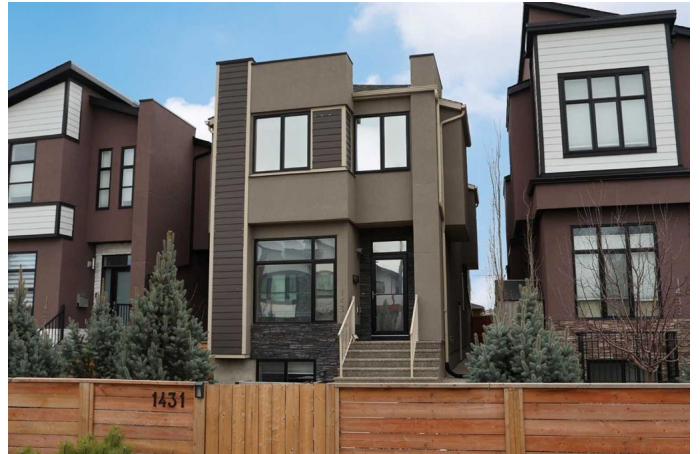
**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

This is your chance to make your new home in this beautifully upgraded infill in the popular inner city community of Capitol Hill, here in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. Offering 3 levels of stylish air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz countertops, 5 bedrooms + den, 9ft ceilings throughout & sunny South backyard with aggregate patio & detached 2 car garage. Sleek open concept main floor bathed in natural light, featuring the South-facing living room with fireplace & built-ins, spacious dining room area with stunning chandelier & designer kitchen with 2-toned cabinetry, soft-close drawers & cabinet, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Total of 3 bedrooms up highlighted by the owners' retreat with vaulted ceilings, walk-in closet with barn door & oversized jetted tub ensuite with tile floors, quartz-topped double vanities & glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft & laundry with quartz counters & Whirlpool washer & dryer. The lower level " with a separate side entrance, is fully finished with 2 bedrooms & full bath, rec room with built-ins & wet bar complete with full-sized fridge & laundry with



stacked washer & dryer. Additional features include built-in ceiling speakers, closet organizers, roughed-in vacuflo system, main floor home office with frosted glass French door, 220V in the garage & fenced low-maintenance backyard with pergola. Confederation Park & golf course, area schools & bus stops are all just minutes away, & with the quick access to 14th Street & TransCanada Highway, everything is within easy reachâ€”LRT, hospitals, McMahon Stadium, major retail centers, downtown & so much more!

Built in 2018

### **Essential Information**

MLS® #	A2202909
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1431 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W7

### **Amenities**

Parking Spaces	2
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Awning(s), Private Yard
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	27
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.