

# \$899,900 - 1216 18 Avenue Nw, Calgary

MLS® #A2246343

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*\*\*\*OPEN HOUSE AT 1216 18 AVE NW ON SATURDAY AUGUST 9 2025 FROM 2:00PM TO 4:00PM\*\*\*\* Immaculate 4 bdrm, 3 ½ bath, 2 storey home situated in the heart of Capitol Hill. Over 2600 sq. ft. of development loaded with many upgraded features. The main floor with 9 foot ceilings features a spacious foyer that sides on a large dining room/den area with a bright sunny bow window. The back of the home is totally open with an upgraded kitchen featuring extended height rich wood cabinetry, granite countertops, a breakfast bar & a walk-in pantry. The kitchen overlooks a good sized eating area & a large great room with cozy gas fireplace & a TV niche & French door access to a private yard with large poured patio. A 2 piece powder room completes the main floor. The dramatic, elegant curved staircase leads to the bright 2nd floor with skylight. The oversized master bedroom retreat features a sunny bow window, vaulted ceilings, a walk-in closet & a luxurious 5 pc ensuite. The 2nd & 3rd bedroom are both a good size & have walk-in closets. The laundry room & an additional 4pc bath are conveniently located on this level. The lower level is very open with a huge family room/theatre room, featuring lots of recessed pot lights. The 4th bedroom & an additional 3pc bath complete this level. The yard is a good size & includes a large low maintenance poured patio & a double car garage. This home is conveniently located walking distance to SAIT, the LRT & the North



Hill Mall. Confederation Park. schools & restaurants are nearby & a short drive to the Foothills & Children's Hospitals. Easy access to downtown or a quick escape to the mountains.

Built in 2007

### **Essential Information**

MLS® #	A2246343
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,840
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1216 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W2

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage,
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	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	August 6th, 2025
Days on Market	1
Zoning	R-CG

## Listing Details

Listing Office	RE/MAX Landan Real Estate
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