



THE
A-TEAM

**RE/MAX
FIRST**

2714 18 Street, Calgary T2M 3T8

MLS®#: **A2155236**

Area: **Capitol Hill**

Listing Date: **08/07/24**

List Price: **\$899,900**

Status: **Active**

County: **Calgary**

Change: **-\$49k, 07-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,895

Year Built:

2014

Low Sqft:

Ttl Sqft:

1,895

Lot Information

Lot Sz Ar:

2,938 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Landscaped,Rectangular Lot

Alley Access,Double Garage Detached,Garage Door Opener

DOM

105

Layout

Beds:

4 (3 1)

Baths:

4.5 (4 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

3

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Stucco,Wood Frame

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Refrigerator,Dishwasher,Dryer,Electric Cooktop,Gas Cooktop,Oven-Built-In,Range Hood,Washer,Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Central Vacuum,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`10" x 12`9"	Kitchen	Main	15`3" x 18`3"
Living Room	Main	15`8" x 12`0"	Mud Room	Main	6`0" x 7`11"
2pc Bathroom	Main	5`3" x 4`11"	Entrance	Main	5`10" x 6`1"
Bedroom - Primary	Upper	13`0" x 13`0"	5pc Ensuite bath	Upper	6`5" x 16`5"
Walk-In Closet	Upper	9`8" x 8`6"	Bedroom	Upper	9`8" x 13`11"
Bedroom	Upper	9`5" x 13`3"	4pc Bathroom	Upper	6`10" x 7`5"
Laundry	Upper	7`9" x 5`2"	Bedroom	Basement	16`7" x 9`1"

4pc Ensuite bath
4pc Bathroom

Basement
Basement

6`8" x 7`2"
8`4" x 5`0"

Family Room

Basement

19`0" x 13`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

6574AW

Zoning:
R-C2

Remarks

Pub Rmks:

Located on a quiet street, only a few short minutes to University of Calgary, Confederation Park & LRT is this stunning inner-city home in Capitol Hill. Welcome to this High-quality semi-detached home built with exquisite craftsmanship and uncompromised quality. Offering 3 levels of stylish modern living, boasts custom African Walnut Hardwood floors, Custom 8ft solid doors throughout and showstopper custom made LEICHT cabineries (\$120K) imported from German. Sensational open concept main level with 10ft flat ceilings & floor-to-ceiling windows, sun-drenched dining room with wall of custom built-ins & living room with contemporary electric fireplace & wall of glass doors with retractable insulated aluminum roller shades. Imported designer Leicht kitchen is a sight to behold, with is high-gloss cabinetry & quartz counters, curved island with upgraded Corian counters & top-of-the-line Miele & Thermador appliances including both gas & electric cooktops, built-in convection oven, dishwasher & Miele built-in cappuccino coffee machine. Upstairs 9ft flat ceiling, master bedroom features Custom built-in Closet. Private 5-piece ensuite bathroom which feature soaker tubs, sleek glass/tile shower with body spray, large vanities with dual under mounted sinks and beautiful Skylight. 2 more good size bedrooms up with 4 piece full bath. Convenient laundry room upstairs w/built-in cabinetry, laundry sink, side-by-side washer & dryer. Fully finished basement with 4th bedroom w/4 pc ensuite. And large rec/media room with built-in speakers and adjoining to another 4pc full bath. Quartz counters in all bathrooms. Basement with a second washer/dryer hood up and Plenty of storage space. Fully fenced backyard comes complete with full-width composite planks deck with gas BBQ line & detached 2 car garage. Total of 4 bedroom and 4 1/2 baths with Central air conditioning. Upscale inner city living at its best...waiting here just for you!

Inclusions:
Property Listed By:

Built-In Coffee Machine
Grand Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123