



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:

DOM

**42**

Layout

Beds:

**4 (3 1 )**

Baths:

**4.5 (4 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**3**

Garage Sz:

**2**

Access:

Lot Feat:

**Landscaped,Rectangular Lot**

Park Feat:

**Alley Access,Double Garage Detached,Garage Door Opener**

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

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 cabinetries (\$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**