



THE
A-TEAM

**RE/MAX
FIRST**

1809 18 Avenue, Calgary T2M 0X6

MLS®#: **A2157323**

Area: **Capitol Hill**

Listing Date: **08/14/24**

List Price: **\$799,900**

Status: **Active**

County: **Calgary**

Change: **-\$30k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1951**
Lot Information
Lot Sz Ar: **5,040 sqft**
Lot Shape: **42 X 120**

Finished Floor Area

Abv Sqft: **1,235**
Low Sqft:
Ttl Sqft: **1,235**

DOM

35
Layout
Beds: **2 (1 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Few Trees,Front Yard,Low Maintenance Landscape,Level,Private,Treed**
Park Feat: **Off Street,Single Garage Detached**

Utilities and Features

Roof: **Metal**
Heating: **Central,In Floor,Electric,Fireplace(s),Forced Air,Heat Pump,Natural Gas**

Sewer:
Ext Feat: **Balcony,Courtyard,Garden,Lighting,Private Entrance,Private Yard,Rain Gutters**

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Double Oven,Electric Cooktop,ENERGY STAR Qualified Refrigerator,Garage Control(s),Garburator,Microwave,Tankless Water Heater,Washer/Dryer,Window Coverings**

Int Feat: **Ceiling Fan(s),Central Vacuum**

Utilities:

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Room Information

Room	Level	Dimensions
Den	Main	8`11" x 10`10"
Bedroom - Primary	Main	19`8" x 10`10"
Kitchen	Main	18`1" x 11`9"
Family Room	Lower	30`0" x 13`10"
Laundry	Lower	9`6" x 8`11"

Room	Level	Dimensions
Living Room	Main	17`6" x 14`3"
4pc Ensuite bath	Main	9`7" x 6`1"
Sunroom/Solarium	Main	15`4" x 12`9"
Bedroom	Lower	13`8" x 11`4"
3pc Bathroom	Lower	7`9" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

2864AF

Remarks

Pub Rmks: **Discover the charm of Capitol Hill, an established inner-city community just minutes from downtown Calgary. Impeccable curb appeal and stunning landscaping define the exterior of this residence, creating an inviting first impression. This beautifully upgraded 2 bedroom plus den, 2-bathroom bungalow offers a contemporary open layout, complete with a stunning gourmet kitchen featuring an abundance of cabinet space. The fully developed basement provides additional living area, ideal for relaxation or hosting gatherings. As well a spacious bedroom and full bathroom. Highlighting the home is a stunning sunroom with floor-to-ceiling windows, offering serene views of the private backyard surrounded by tall evergreen trees and a beautiful deck for all your entertaining needs. Convenient access to the C-train, local amenities, and the vibrant urban atmosphere makes this home a tranquil retreat in Capitol Hill.**

Inclusions: **Large Patio Umbrella, fire table, bar**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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











