



THE
A-TEAM

**RE/MAX
FIRST**

1216 18 Avenue, Calgary T2M 0W2

MLS®#: **A2158229** Area: **Capitol Hill** Listing Date: **08/23/24** List Price: **\$968,000**
 Status: **Active** County: **Calgary** Change: **-\$31k, 10-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **2,992 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,865**
 Low Sqft:
 Ttl Sqft: **1,865**

DOM

26
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Double Garage Detached,Rear Drive**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Open Floorplan,See Remarks,Skylight(s),Sump Pump(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15`11" x 14`8"
Kitchen	Main	13`6" x 11`10"
2pc Bathroom	Main	5`6" x 4`11"
Bedroom	Second	11`7" x 10`0"
5pc Ensuite bath	Second	9`7" x 9`3"
Laundry	Second	7`11" x 5`0"
Bedroom	Lower	14`9" x 13`9"

Room	Level	Dimensions
Dining Room	Suite	11`10" x 9`7"
Flex Space	Main	15`11" x 13`11"
Bedroom - Primary	Second	15`11" x 13`11"
Bedroom	Second	11`1" x 10`8"
4pc Bathroom	Second	8`11" x 5`0"
Family Room	Lower	26`6" x 14`9"
3pc Bathroom	Lower	8`7" x 5`0"

Furnace/Utility Room

Lower

8`6" x 5`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

3150P

Zoning:

R-C2

Remarks

Pub Rmks:

*****OPEN HOUSE SAT. SEPT. 21st 1-3 p.m. @ 1216 18 Avenue N.W.***Welcome to 1216 18 Avenue N.W! Original Owner/Builder with Over 2500 sq. ft. Totally Developed! Loaded with Quality Features Including: HUGE Great Room with Gas Fireplace, Beautiful Gourmet Kitchen with Granite Counters, Gas Stove & Corner Pantry! A Front Flex Room with Bow Window and a 2 Piece Bathroom are also on the Main Level! High Ceilings & Hardwood on the Main Floor with Custom Spiral Staircase leading to the Second Level! Vaulted Ceilings and Bow Window in The Primary Bedroom PLUS a Beautiful 5 Piece En-Suite with Jetted Tub! Sky Lights Flood the Second Level with Natural Lighting! A Laundry Room Plus 2 additional Spacious Bedrooms with Walk-In Closets & a 4 Piece Main Bathroom completed the Second Level! The Lower Level is Set up with a Theatre / Family Room, 4th Bedroom & a 3 Piece Bathroom! Private Backyard & a Double Detached Garage at the Rear of the Home! Super Quiet Location walking distance to SAIT, LRT, Schools, Shopping, Confederation Park & All Amenities!!**

Inclusions:

N/A

Property Listed By:

Real Estate Professionals Inc.

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











1216 18 Ave NW, 08.19.2024
 Main 915.20 sq./ft/ 88.06 m2
 Upper 948.61 sq./ft/ 88.22 m2
 RMS Area 1863.20 sq./ft/ 172.28 m2
 Basement 722.29 sq./ft/ 67.15 m2
 Total 2,587.79 sq./ft/ 240.41 m2
 Garage 408.01 sq./ft/ 37.90 m2

