



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**627 18 Avenue, Calgary T2M 0T5**

MLS®#: **A2158332**

Area: **Mount Pleasant**

Listing Date: **08/16/24**

List Price: **\$1,899,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Calgary**  
Year Built: **2023**

Lot Information

Lot Sz Ar: **4,499 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,893**

Low Sqft:

Ttl Sqft: **2,893**

DOM

**33**

Layout

Beds: **5 (4 1 )**

Baths: **6.0 (5 2)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **3**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,City Lot,Dog Run Fenced In,Low Maintenance Landscape,Street Lighting,Rectangular Lot**

**Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

Construction: **Cement Fiber Board,Wood Frame**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**  
Int Feat: **Bar,Built-in Features,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`9" x 14`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`9" x 11`6"</b>
<b>Pantry</b>	<b>Main</b>	<b>16`4" x 4`11"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 4`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`10" x 10`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`6" x 12`0"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>20`0" x 8`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`11" x 10`1"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`6" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>17`1" x 13`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`7" x 10`7"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>13`8" x 11`0"</b>

Laundry  
4pc Ensuite bath  
Bedroom  
2pc Bathroom

Second  
Second  
Basement  
Basement

7`11" x 5`11"  
8`0" x 4`11"  
12`11" x 11`3"  
4`11" x 4`5"

3pc Ensuite bath  
5pc Ensuite bath  
Game Room  
4pc Ensuite bath

Second  
Second  
Basement  
Basement

8`6" x 4`11"  
13`4" x 11`9"  
17`7" x 14`6"  
11`4" x 6`2"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

29340

Zoning:  
R-C2

Remarks

Pub Rmks: **This DETACHED INFILL in MOUNT PLEASANT is a beautifully upgraded, spacious sanctuary DESIGNED with LARGE FAMILIES in mind and offers the perfect blend of luxury & warmth. Situated on a 37.5-ft x 120-ft lot, you're surrounded by mature trees, character homes, & other infills. Featuring engineered hardwood flooring, wood-wrapped stairs w/ LED lighting, undercabinet LED lighting, dual furnaces & A/C for ultimate climate control, butler's pantry, walk-in mudroom closet, vaulted primary suite w/ STEAM SHOWER, upper bonus room w/ built-in media centre, private ensuites w/ heated tile floors for the comfort of each family member, a fully developed basement w/ wet bar & island, a home office/gym space, & a double plug-in for car chargers in the detached garage! \*BE SURE YOU VIEW THE VIRTUAL WALKTHROUGH TO SEE ALL THE DESIGNER TOUCHES & UPGRADES!\* The location only adds to this highly desirable home - just north of 16th Ave, you're nicely tucked away on a quiet street w/stop signs at each end, so no cars flying by! It's a safe neighbourhood w/ neighbours who've been living there for 30+ years & have completed renos, so there is not a lot of construction happening in the near future! Parks, schools, shopping, & amenities are all around, including Confederation Park, Mt Pleasant Park, McHugh Bluff, King George School, & SAIT. You're right between 4th & 10th Street, giving you access to restaurants & amenities along 4th & a straight shot to Kensington down 10th! The main floor of this exquisite home offers a grand foyer w/ an eye-catching wood slat divider wall, an elegant 2-pc powder room, & quiet front bedroom/office w/ 3-pc ensuite. Perfect for everyday family use & entertaining, the open kitchen offers you tons of space, w/ an oversized island, waterfall quartz countertop & bar seating, a dual basin sink, & lots of lower drawers. There's more space in the BUTLER'S PANTRY, w/ a full-size fridge, sink, & 6-burner gas cooktop! The dining room features a chandelier & transom windows, while the family room enjoys an inset gas fireplace w/ built-ins on either side & direct access to the back deck through sliding glass doors. The rear mudroom has a shiplap feature wall, bench, hooks, coat closet, & WALK-IN CLOSET. Upstairs, you're greeted to a bonus room w/ a built-in media centre, built-in bookcase, two secondary bedrooms w/ walk-in closets & private ensuites w/ heated tile floors, & a laundry room w/ sink & quartz folding counter. The showstopper is the primary suite w/ vaulted ceiling & 5-pc ensuite w/ barn door entrance, standing shower w/ full-height tile & STEAM, dual vanity, & freestanding soaker tub! The living space continues into the basement, w/ an office/home gym, a large guest bed w/ 4-pc ensuite w/ STEAM SHOWER & walk-in closet, & a 2-pc bath. The spacious rec area features a built-in media centre w/ sizeable wet bar, including an island w/ waterfall quartz counter, bar seating, sink, & fridge. Come see how your family can spread out across the space!**

Inclusions:  
Property Listed By:

n/a  
RE/MAX House of Real Estate

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