



THE
A-TEAM

**RE/MAX
FIRST**

1838 18 Avenue, Calgary T2M0X5

MLS®#: **A2162299**

Area: **Capitol Hill**

Listing Date: **09/03/24**

List Price: **\$949,900**

Status: **Pending**

County: **Calgary**

Change: **-\$20k, 23-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Calgary**
Year Built: **2017**

Lot Information
Lot Sz Ar: **3,003 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Back Lane,Back Yard,Lawn,Low Maintenance Landscape,Street Lighting,Private,See Remarks,Treed Double Garage Detached,Heated Garage,Insulated

DOM

80
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey,Side by Side**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	5`8" x 7`2"
Kitchen	Main	8`8" x 14`7"
Family Room	Basement	15`0" x 18`11"
Bedroom	Basement	10`9" x 12`11"
Bedroom	Upper	10`3" x 13`10"
2pc Bathroom	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	12`4" x 14`7"
Living Room	Main	14`0" x 15`2"
Den	Basement	8`8" x 10`2"
Bedroom - Primary	Upper	14`0" x 14`7"
Laundry	Upper	5`1" x 6`2"
4pc Bathroom	Upper	0`0" x 0`0"

3pc Bathroom
Bedroom

Basement
Upper

0`0" x 0`0"
9`9" x 11`3"

5pc Ensuite bath

Upper

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
R-C2

Remarks

Pub Rmks: **Excellent comparable value ...lowest price per sq foot for the community average salesWhy buy new when you can buy a home that shows new and comes fully loaded! Experience the perfect blend of luxury and family-friendly function in this stunning home. Located in a sought after community, this property boasts a desirable 2895 sq ft layout, in total, that feels tailor-made for both relaxation and refined entertainment. The attention to detail is evident, with over \$20,000 in thoughtful upgrades—including a superb appliance package, air conditioning, window coverings, and a heated, insulated double garage. The home features four generously-sized bedrooms, 3.5 chic bathrooms, and a primary suite that redefines comfort with a huge steam shower, deep soaker tub, heated floors, and a massive walk-in closet with custom built-ins. The dedicated laundry room on the upper floor adds a layer of practical luxe. For those who love to entertain, the basement is nothing short of a dream with its custom bar, wine storage, and versatile recreation area that could serve as a gym space. The functional floor plan extends to a full kitchen pantry and large living areas flooded with natural light, thanks to large well-placed windows. Perfectly positioned close to the Confederation Park and Golf Course, this home also offers easy access to 16th Avenue, the Southern Alberta Institute of Technology, and the University of Calgary, making it an ideal spot for both adventurers and academic-minded individuals. Highly rated schools nearby further underscore its family readiness. This home is a rare find in the inner-city that pairs solid construction and modern design with a sought-after location—ensuring you don't have to compromise on style or convenience. Whether you're a growing family, a young professional, or seeking a polished retirement nest, 1838 18 Ave NW welcomes you to explore sophistication in the heart of Calgary.**

Inclusions:
Property Listed By: **n/a**
eXp Realty

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









