



THE
A-TEAM

**RE/MAX
FIRST**

1217 18 Avenue, Calgary T2M 0W3

MLS®#: **A2162313**

Area: **Capitol Hill**

Listing Date: **09/27/24**

List Price: **\$1,188,800**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2005**
Lot Information
Lot Sz Ar: **2,992 sqft**
Lot Shape: **7.61 x 36.5**

Finished Floor Area

Abv Sqft: **2,034**
Low Sqft:
Ttl Sqft: **2,034**

DOM

9

Layout

Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Fruit Trees/Shrub(s),Landscaped**
Park Feat: **Double Garage Detached,Heated Garage**

Utilities and Features

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

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Dishwasher,Garburator,Microwave,Refrigerator,Trash Compactor,Washer/Dryer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`11" x 15`4"
Kitchen	Main	13`10" x 16`6"
Mud Room	Main	4`0" x 8`10"
Bedroom	Second	15`11" x 13`6"
Bedroom	Second	51`11" x 15`6"
Bedroom - Primary	Third	15`9" x 15`11"
Walk-In Closet	Third	6`10" x 13`1"

Room	Level	Dimensions
Dining Room	Main	11`2" x 13`0"
Breakfast Nook	Main	11`10" x 6`0"
2pc Bathroom	Main	5`1" x 6`6"
4pc Bathroom	Second	7`4" x 8`11"
Laundry	Second	7`4" x 6`2"
5pc Ensuite bath	Third	14`4" x 13`3"
Flex Space	Basement	14`10" x 0`2"

Rental unit

Basement

14`10" x 27`10"

Furnace/Utility Room
Legal/Tax/Financial

Basement

5`11" x 12`4"

Title:
Fee Simple
Legal Desc:

3150P

Zoning:
R-C2

Remarks

Pub Rmks: **Are you tired of looking at shiny, white houses and ½ duplexes? If so, come see this custom built executive 2 ½ story that you would be proud to call home. From the well-planned main level, perfect for entertaining, to the full-length top floor master suite with spacious walk in closet, and luxurious 5-piece bath and everything in between. Thoughtful planning, high end finishing, and pride of ownership throughout. Outside you will find a front porch, south facing deck, heated, insulated, two car garage on a private, professionally landscaped lot. Call your favorite agent to arrange a private viewing or request a list of many additional features and upgrades.**

Inclusions:
Property Listed By: **see remarks
RE/MAX Real Estate (Central)**

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









