



THE
A-TEAM

**RE/MAX
FIRST**

2723 18 Street, Calgary T2M 3T9

MLS®#: **A2165826**

Area: **Capitol Hill**

Listing Date: **09/14/24**

List Price: **\$1,199,700**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

1,891

Year Built:

2025

Low Sqft:

Lot Information

Ttl Sqft:

1,891

Lot Sz Ar:

2,926 sqft

Lot Shape:

DOM

98

Layout

Beds: **4 (3 1)**

Baths:

3.5 (3 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Low Maintenance Landscape

Double Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Entrance,Private Yard**

Construction:

Concrete,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator**

Int Feat: **Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Pantry,Recessed Lighting,Separate Entrance,Soaking Tub,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wired for Data,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`4" x 13`6"
Dining Room	Main	13`2" x 12`0"
Bedroom	Upper	9`9" x 11`7"
Laundry	Upper	8`2" x 5`6"
Kitchen	Basement	131`6" x 14`0"
2pc Bathroom	Main	

Room	Level	Dimensions
Kitchen	Main	161`0" x 16`0"
Bedroom - Primary	Upper	13`3" x 12`6"
Bedroom	Upper	10`1" x 11`7"
Bedroom	Basement	13`0" x 13`0"
Game Room	Basement	13`0" x 13`10"
4pc Bathroom	Basement	

4pc Bathroom
Laundry

Upper
Basement

4'0" x 3'5"

5pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R - C2

TBV

Remarks

Pub Rmks:

LOCATION LOCATION! Built on a quiet street only steps to Confederation Park, this **BRAND-NEW** semi-detached infill in **CAPITOL HILL** offers a superb floorplan with a **LEGAL BASEMENT SUITE** (subject to permits & approvals by the city). Capitol Hill is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. Confederation Park & the lovely Pebble Playground are a quick walk down the street, the City of Calgary toboggan hill is only 6-mins away, and the Confederation Park Golf Course is only 10-min down the road; a quick 9 holes after dinner can be a weeknight reality! The Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT an 8-min bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild easily accessible from this inner-city location. With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including 10-ft ceilings on the main level, engineered hardwood flooring on the upper levels, & a fully-developed basement w/ a **LEGAL SUITE** (subject to city approvals). The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the back patio - perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you're greeted w/ hardwood floors, leading you into the two secondary bedrooms w/ built-in closets, a spacious laundry room and a main 4-pc bath w/ modern vanity and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall East windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with vaulted ceiling, heated tile floors, glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed **LEGAL BASEMENT SUITE** (subject to approval by the city) enjoys private access through a secure side entrance, a generous-sized bedroom w/ built-in closet, a spacious and contemporary 4-pc bath w/ modern tile & vanity, large windows, space for a washer & dryer, plus a large living room area! The kitchen is thoughtfully arranged with quartz countertops, full-height cabinetry, and lower drawers. Take a drive by the house (currently under construction) and see how this house will suit your family perfectly! *Photos + VT from a similar home by the builder.*

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











