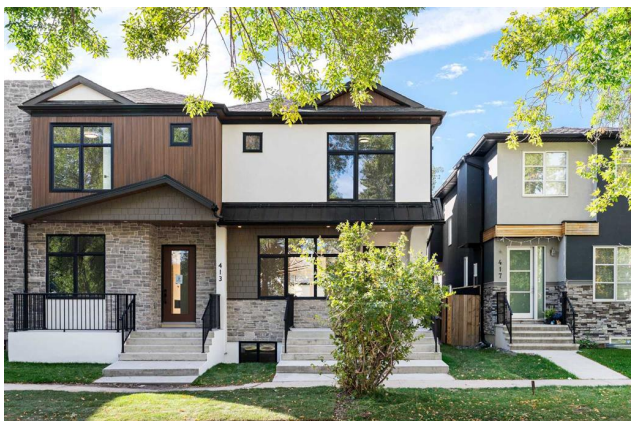




**415 18 Avenue, Calgary T2M 0T5**

MLS®#: **A2166624** Area: **Mount Pleasant** Listing Date: **09/29/24** List Price: **\$1,088,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2024**  
 Lot Information  
 Lot Sz Ar: **3,125 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Lawn,Landscaped,Street Lighting,Rectangular Lot**  
 Park Feat: **Double Garage Detached**

DOM

**52**  
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: **Fireplace(s),Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Private Yard,Rain Gutters**  
 Construction: **Brick,Concrete,Stucco,Wood Frame**  
 Flooring: **Carpet,Hardwood,Tile**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Gas Cooktop,Microwave,Refrigerator,Washer**  
 Int Feat: **Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Skylight(s),Soaking Tub,Vinyl Windows,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	7`0" x 8`4"	Living Room	Main	14`1" x 16`5"
Bedroom - Primary	Second	12`11" x 18`0"	Bedroom	Basement	13`6" x 11`5"
Furnace/Utility Room	Basement	5`5" x 11`6"	Bedroom	Second	11`5" x 12`9"
Laundry	Second	4`0" x 7`0"	Game Room	Basement	19`2" x 34`6"
Kitchen	Main	16`6" x 19`1"	Bedroom	Second	11`5" x 10`1"
4pc Bathroom	Second	8`5" x 8`9"	Other	Basement	4`8" x 11`1"

Dining Room  
5pc Ensuite bath  
2pc Bathroom

Main  
Second  
Main

13`1" x 11`6"  
13`4" x 14`7"  
5`2" x 5`1"

Mud Room  
4pc Bathroom  
Walk-In Closet

Main  
Basement  
Second

5`8" x 12`11"  
5`4" x 10`2"  
7`3" x 11`5"

Legal/Tax/Financial

Title:  
Fee Simple  
Legal Desc:

21290

Zoning:  
RC-2

Remarks

Pub Rmks:

**Welcome to this brand new luxurious semi-detached home in the heart of the coveted community of Mount Pleasant. This home is situated on a 125ft long lot and features 4 bedrooms/3.5 bathrooms, with approximately 2800sqft of living space. Built by Exquisite Homes and designed by Midnight Design Studio, this home combines contemporary and heritage looks to create a timeless masterpiece. The home comes standard with tons of high end upgrades including A/C, high end Kitchen aid appliances, good fellow engineered hardwood floors, shaker cabinets with Plywood boxes, Calacatta Flash quartz/backsplash, Durabuilt black windows, glass/white oak railings, custom built ins, Stucco | Hardieshake | Newtech | Sagiper exterior, 10ft ceilings, heated floors in ensuite + much more! Upstairs includes a generous sized master with dual vanity and a custom tiled curbless shower with body jets, along with two addition generous sized rooms. Main floor includes a spacious family room with a 60 inch linear montigo fireplace encased by a beautiful Venetian plaster feature wall, large kitchen with ceiling cabinets and an oversized island. Finished basement area includes a 4th bedroom, 3 piece bathroom, large flex room with an entertainment unit and an adjacent wet bar. Close to amenities such as public transportation, Mount Pleasant Arts Centre, skating rink, swimming pool, tennis courts, confederation park, 16th avenue, not to mention we are a little over a block away from Balmoral middle school and close to Crescent heights high school.**

Inclusions:  
Property Listed By:

N/A  
RE/MAX Real Estate (Central)

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



