



THE
A-TEAM

**RE/MAX
FIRST**

1712 18 Avenue, Calgary T2M 0X3

MLS®#: **A2169446** Area: **Capitol Hill** Listing Date: **10/05/24** List Price: **\$1,099,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,974**
 Low Sqft:
 Ttl Sqft: **1,974**

DOM

77
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Rectangular Lot,See Remarks**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|------------------|-------|---------------|-------------------|-------|---------------|
| Dining Room | Main | 11`0" x 11`9" | Living Room | Main | 16`2" x 20`8" |
| Kitchen | Main | 13`8" x 20`1" | 2pc Bathroom | Main | 5`5" x 5`1" |
| Bedroom | Upper | 11`5" x 11`6" | Bedroom - Primary | Upper | 19`3" x 11`7" |
| 4pc Bathroom | Upper | 9`6" x 5`4" | Bedroom | Upper | 10`5" x 9`7" |
| 6pc Ensuite bath | Upper | 11`8" x 9`7" | Walk-In Closet | Upper | 6`0" x 9`0" |
| Bedroom | Lower | 14`2" x 11`5" | 3pc Bathroom | Lower | 9`2" x 5`5" |

Great Room

Lower

31`3" x 15`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2864AF

Zoning:
R-CG

Remarks

Pub Rmks:

Capital Hill : Fully Upgraded DETACHED INFILL in the coveted community of Capitol Hill, NW! The open concept layout of this 2-storey, around 2840 sq ft total covering area is unlike anything else you will see! Entering you will be greeted with a large foyer, open concept main floor with 10 FEET CEILINGS, Large formal DINING area with spacious kitchen match the ceiling height cabinets with huge island, quartz counter tops and KITCHEN AID stainless steel appliances packages. The bright and spacious living room with FIREPLACE acts as a welcoming hub, with direct access to the back large extra wide 8-foot sliding door. The mudroom features built-in lockers and a bench, keeping everyone organized as they head in and out of the house. In Upper floor, the master suite enjoys a vaulted ceiling and large walk-in closet w/ built-in shelving, while the en-suite features a heated floors, a free standing tub, a fully tiled STEAM shower w/ bench and quartz counters. The upper floor also includes two big size bedrooms and full bathroom, a full laundry room. The BASEMENT with 10 FEET CEILING is where the fun is at featuring a huge rec room which includes a wet bar. The 10 FEET basement also has a spacious bedroom with a walk in closet, a full bathroom, a built in closet, storage space . ALSO comes with double detached garage. Few minutes to downtown, schools, Calgary University and shopping mall. Call your favorite realtor to book a viewing.

Inclusions:
Property Listed By:

None
Century 21 Bravo Realty

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











