



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

**13**  
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
Dining Room	Main	11`0" x 11`9"
Kitchen	Main	13`8" x 20`1"
Bedroom	Upper	11`5" x 11`6"
4pc Bathroom	Upper	9`6" x 5`4"
6pc Ensuite bath	Upper	11`8" x 9`7"
Bedroom	Lower	14`2" x 11`5"

Room	Level	Dimensions
Living Room	Main	16`2" x 20`8"
2pc Bathroom	Main	5`5" x 5`1"
Bedroom - Primary	Upper	19`3" x 11`7"
Bedroom	Upper	10`5" x 9`7"
Walk-In Closet	Upper	6`0" x 9`0"
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. None**

Inclusions:  
Property Listed By: **Century 21 Bravo Realty**

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











