

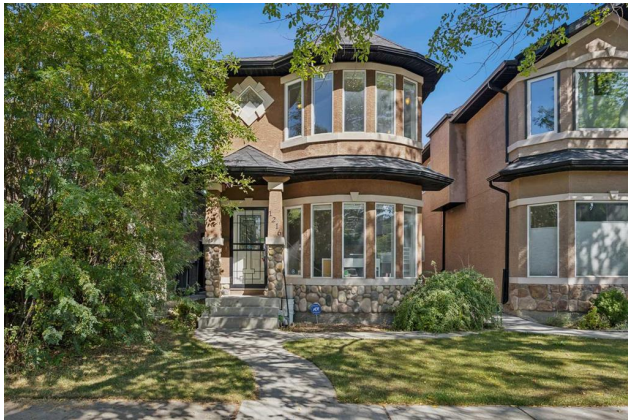


THE
A-TEAM

**RE/MAX
FIRST**

1216 18 Avenue, Calgary T2M 0W2

MLS®#: **A2186696** Area: **Capitol Hill** Listing Date: **01/11/25** List Price: **\$948,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **2,992 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,865**
 Low Sqft:
 Ttl Sqft: **1,865**

DOM

11
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,Rectangular Lot**
 Park Feat: **Double Garage Detached,Rear Drive**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Central Vacuum,Granite Counters,High Ceilings,Open Floorplan,See Remarks,Skylight(s),Sump Pump(s),Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15`11" x 14`8"
Kitchen	Main	13`6" x 11`10"
2pc Bathroom	Main	5`6" x 4`11"
Bedroom	Second	11`7" x 10`0"
5pc Ensuite bath	Second	9`7" x 9`3"
Laundry	Second	7`11" x 5`0"
Bedroom	Lower	14`9" x 13`9"

Room	Level	Dimensions
Dining Room	Suite	11`10" x 9`7"
Flex Space	Main	15`11" x 13`11"
Bedroom - Primary	Second	15`11" x 13`11"
Bedroom	Second	11`1" x 10`8"
4pc Bathroom	Second	8`11" x 5`0"
Family Room	Lower	26`6" x 14`9"
3pc Bathroom	Lower	8`7" x 5`0"

Furnace/Utility Room

Lower

8`6" x 5`8"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

3150P

Zoning:

R-CG

Remarks

Pub Rmks:

*****OPEN HOUSE SAT JAN 25th & SUN JAN 26th 1-3 p.m. @ 1216 18 AVENUE N.W.***Welcome to: 1216 18 Avenue N.W!! Magnificent Original Owner/Builder Detached Home with Over 2500 sq. ft. Totally Developed!! Loaded with Top Quality Finishing's & Features, Including: HUGE Great Room with Gas Fireplace, Beautiful Gourmet Kitchen with Granite Counters, Gas Stove, Corner Pantry, & a Newer Fridge & Microwave Hood Fan! A Front Flex Room with Bow Window and a 2 Piece Bathroom are on the Main Level! High Ceilings and Hardwood Flooring are also on the Spacious Main Level with an "Opulent" Custom Spiral Staircase leading to the Second Level Featuring: Vaulted Ceilings and a Bow Window in The Primary Bedroom PLUS a Beautiful 5 Piece En-Suite with Jetted Tub! Awesome Sky Lights Flood the Second Level with Natural Lighting! Two additional Spacious Bedrooms with Walk-In Closets, a 4 Piece Main Bathroom and Laundry Room complete the Bright Second Level! The Fully Developed Lower Level is Set up with a Theatre / Family Room, 4th Bedroom & a 3 Piece Bathroom! A Private Backyard & a Double Detached Garage are in the back of this "Beautiful Capitol Hill Home! Super Quiet, Convenient Location walking distance to SAIT, LRT, North Hill Mall, Schools, Shopping, Confederation Park & All Amenities!!**

Inclusions:

N/A

Property Listed By:

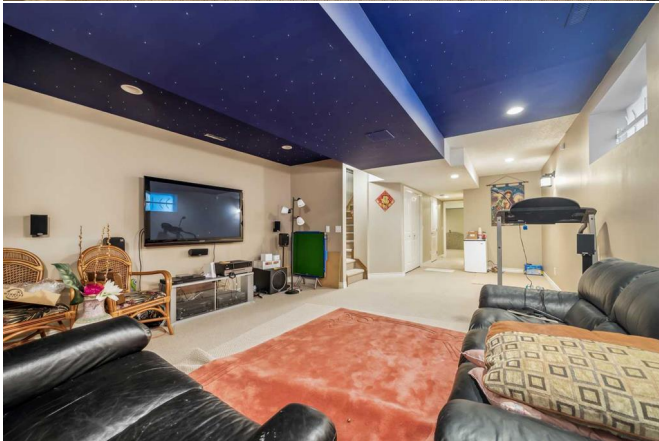
Real Estate Professionals Inc.

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











1216 18 Ave NW, 08.19.2024
 Main 915.20 sq./ft/ 88.06 m2
 Upper 948.61 sq./ft/ 88.22 m2
 RMS Area 1863.20 sq./ft/ 172.28 m2
 Basement 722.29 sq./ft/ 67.15 m2
 Total 2,587.79 sq./ft/ 240.41 m2
 Garage 408.01 sq./ft/ 37.90 m2

