

\$949,900 - 1217 18 Avenue Nw, Calgary

MLS® #A2202211

\$949,900

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Nestled on a quiet tree-lined street in the long-established community of Capitol Hill, this European inspired 3 bedroom home with private SOUTH FACING back yard offers over 2700 sq ft of developed living space. The main level presents glossy Brazilian cherry Jatoba hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front living room with feature fireplace, dining area with stylish light fixture & gorgeous kitchen that's tastefully finished with solid wood hand build cabinetry, island, granite counter tops, top of the line stainless steel appliances, cozy breakfast nook & folding Tesoro door system opening to the south facing, private composite deck. A 2 piece powder room completes the main level. A custom staircase with auto LED lighting leads to the second level (also adorned with Jatoba hardwood) that hosts 2 spacious bedrooms, a 4 piece bath with Fiat steam shower & laundry room with sink. The newly renovated primary suite encompasses the entire third level & is a true private oasis. Features include a huge bedroom with vaulted ceiling & skylights, to-die-for walk-in closet & opulent ensuite with programmable heated tile floors, dual sinks, coffee bar with sink, beverage centre & filtered water station, a walk-in shower, heated air tub with remote & skylights. Basement development comprises of a recreation/media room with custom millwork, porcelain tile flooring, 2 built-in entertainment centres & electric fireplace. A large flex space with



custom hand made closet could be used as a home gym area or studio. Other notable features include fresh paint throughout, upgraded LED lighting with Lutron touch dimmer switches, built-in ceiling speakers, tankless hot water tank, central air conditioning, newer modulating furnace, security system & 50 year rubber roof. Outside, enjoy the private south facing professionally landscaped yard with mature flowering trees, rundle rock garden & maintenance free astro-turf. Parking is a breeze with a heated, insulated, fully finished garage with new door & lift hardware. The prime location can't be beat - close to popular neighbourhood amenities such as Earl's, Starbucks, Weeds Café, Edelweiss Village, Confederation Park, two community centres, shopping, exceptional schools, public transit, SAIT & U of C & whether you're walking, taking transit or Uber, its an easy commute to the downtown core. Trendy Kensington with Riley Park, shopping & patios is also within walking distance.

Built in 2007

Essential Information

MLS® #	A2202211
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey

Status Active

Community Information

Address 1217 18 Avenue Nw
Subdivision Capitol Hill
City Calgary
County Calgary
Province Alberta
Postal Code T2M 0W3

Amenities

Parking Spaces 2
Parking Double Garage Detached, Heated Garage, Insulated
of Garages 2

Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Skylight(s), Soaking Tub, Wired for Sound
Appliances Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating In Floor, Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 2
Fireplaces Gas, Electric
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Private Entrance, Private Yard
Lot Description Back Lane, Front Yard, Landscaped, Lawn, Rectangular Lot, Back Yard
Roof Rubber
Construction Stone, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed March 14th, 2025
Days on Market 88

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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