

\$849,900 - 1604 18 Avenue Nw, Calgary

MLS® #A2221856

\$849,900

3 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Inner city infill location at its best in a quiet residential neighborhood, fully developed custom built 2 storey home, well kept, close to shopping, restaurants, traffic main, walking distance to SAIT and C-train station. Immaculate hardwood floor on main floor, spacious kitchen with stainless steel appliances, including gas range, refrigerator, gleaming granite counter, subway tiles back splash, large breakfast bar and a spacious formal dining area. Other features include built in book shelves, gas fire place in a spaceuos living room, directly exiting to a large secluded deck and a private South facing nook by the front door. Carpeted stairways and rod iron railings to the upper floor with skylight, entering into a middle large bonus room between two good size bedrooms with vaulted ceiling each with a walk in closet, one with a spacious and bright 4-pce ensuite (with skylight) and a jetted tub. Also on the upper floor is a common 4-Pce bathroom, a large laundry room with new (2024) LG washer and dryer, Basement is fully developed with a spacious family room, a 4-Pce bathroom, and a South facing bedroom with large windows.



Built in 2005

Essential Information

MLS® # A2221856

Price \$849,900

| | |
|----------------|-------------|
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,831 |
| Acres | 0.07 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 1604 18 Avenue Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M0X1 |

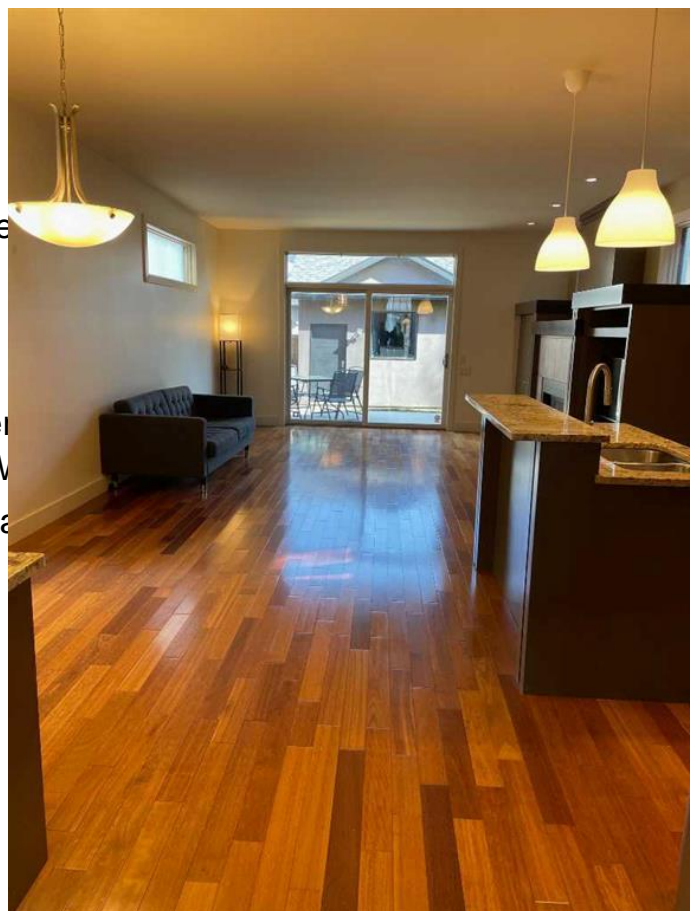
Amenities

| | |
|----------------|-----------------------------|
| Parking Spaces | 2 |
| Parking | Alley Access, Double Garage |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Bookcases, Granite Counter, Storage, Vaulted Ceiling(s), V |
| Appliances | Dishwasher, Dryer, Gas Range, Washer |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Family Room, Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior



| | |
|-------------------|--|
| Exterior Features | Garden, Private Entrance, Private Yard |
| Lot Description | Back Lane, Front Yard, Level, Private, Rectangular Lot |
| Roof | Asphalt Shingle |
| Construction | Composite Siding, Stucco, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 16th, 2025 |
| Days on Market | 13 |
| Zoning | R-CG |

Listing Details

| | |
|----------------|-----------------------|
| Listing Office | Troy Real Estate Ltd. |
|----------------|-----------------------|

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