

# \$899,900 - 1216 18 Avenue Nw, Calgary

MLS® #A2246343

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*\*\*\*OPEN HOUSE AT 1216 18 AVE NW ON SATURDAY AUGUST 16 2025 FROM 11:00AM TO 1:00PM\*\*\*\* Immaculate 4 bdrm, 3 ½ bath, 2 storey home situated in the heart of Capitol Hill. Over 2600 sq. ft. of development loaded with many upgraded features. The main floor with 9 foot ceilings features a spacious foyer that sides on a large dining room/den area with a bright sunny bow window. The back of the home is totally open with an upgraded kitchen featuring extended height rich wood cabinetry, granite countertops, a breakfast bar & a walk-in pantry. The kitchen overlooks a good sized eating area & a large great room with cozy gas fireplace & a TV niche & French door access to a private yard with large poured patio. A 2 piece powder room completes the main floor. The dramatic, elegant curved staircase leads to the bright 2nd floor with skylight. The oversized master bedroom retreat features a sunny bow window, vaulted ceilings, a walk-in closet & a luxurious 5 pc ensuite. The 2nd & 3rd bedroom are both a good size & have walk-in closets. The laundry room & an additional 4pc bath are conveniently located on this level. The lower level is very open with a huge family room/theatre room, featuring lots of recessed pot lights. The 4th bedroom & an additional 3pc bath complete this level. The yard is a good size & includes a large low maintenance poured patio & a double car garage. This home is conveniently located walking distance to SAIT, the LRT & the North



Hill Mall. Confederation Park. schools & restaurants are nearby & a short drive to the Foothills & Children's Hospitals. Easy access to downtown or a quick escape to the mountains.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2246343    |
| Price          | \$899,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,840       |
| Acres          | 0.07        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1216 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0W2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|

|                 |                                                                                          |
|-----------------|------------------------------------------------------------------------------------------|
|                 | Vaulted Ceiling(s), Walk-In Closet(s)                                                    |
| Appliances      | Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                                  |
| Cooling         | Central Air                                                                              |
| Fireplace       | Yes                                                                                      |
| # of Fireplaces | 1                                                                                        |
| Fireplaces      | Gas                                                                                      |
| Has Basement    | Yes                                                                                      |
| Basement        | Finished, Full                                                                           |

## Exterior

|                   |                                       |
|-------------------|---------------------------------------|
| Exterior Features | Private Yard                          |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                       |
| Construction      | Stone, Stucco                         |
| Foundation        | Poured Concrete                       |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 13               |
| Zoning         | R-CG             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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