

\$849,900 - 1607 18 Avenue Nw, Calgary

MLS® #A2268875

\$849,900

4 Bedroom, 4.00 Bathroom, 1,943 sqft

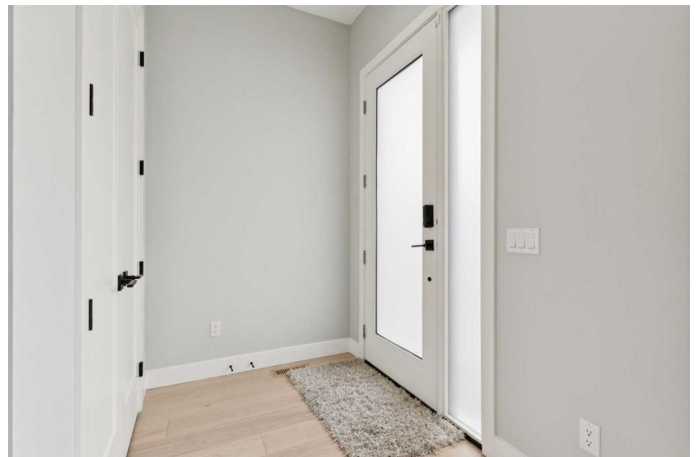
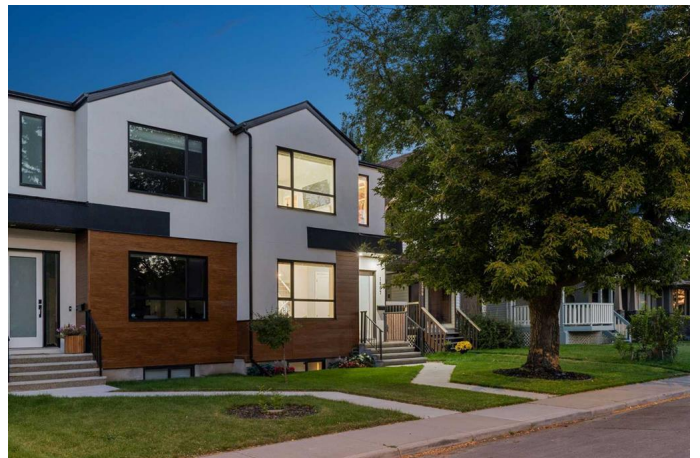
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

This sophisticated, contemporary semi-detached infill in Capitol Hill offers exceptional value with over 2,700 square feet of functional living space featuring 4 bedrooms, 3 and half bathrooms, premium finishes, and a south facing yard. The main floor boasts brand new engineered wide plank oak hardwood flooring, ten-foot ceilings, and generously proportioned living areas. These include a formal dining room, a living room with a sliding glass door to the rear yard, and a modern kitchen equipped with stainless steel appliances and shaker-style cabinetry. A tiled mudroom provides direct access to the double detached garage and includes built-in millwork for organized storage. A privately situated powder room completes this wonderful main floor. The upper level comprises three spacious bedrooms, two full bathrooms, and convenient second-floor laundry. The master suite features a sizable walk-in closet and a private five-piece ensuite with a freestanding soaker tub, a separate water closet, and an oversized glass shower. The fully finished basement includes a large recreation room with a wet bar, a fourth bedroom, and a fourth bathroom. Finally, the home is complete with air conditioning, charming landscaping, a very useful at-grade concrete patio, and irrigation. Book your private tour today.

Built in 2019

Essential Information



MLS® #	A2268875
Price	\$849,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,943
Acres	0.07
Year Built	2019
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1607 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0X2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Full

Exterior

Exterior Features Garden, Private Entrance, Private Yard
Lot Description Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,
 Rectangular Lot, Underground Sprinklers
Roof Asphalt Shingle
Construction Metal Siding, Stucco, Wood Frame
Foundation Poured Concrete

Additional Information

Date Listed November 4th, 2025
Days on Market 1
Zoning R-CG

Listing Details

Listing Office CIR Realty

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