

# \$1,100,000 - 1431 18 Avenue Nw, Calgary

MLS® #A2202909

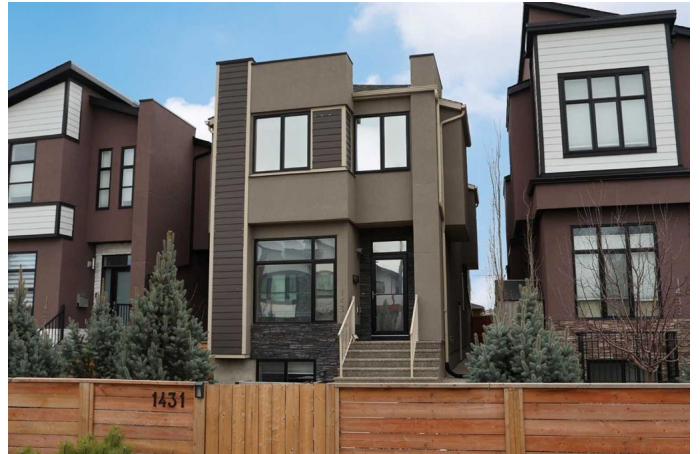
**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**\*\*OPEN HOUSE SATURDAY APRIL 26TH 2025 BETWEEN 1-3PM\*\*** This is your chance to make your new home in this beautifully upgraded infill in the popular inner city community of Capitol Hill, here in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. Offering 3 levels of stylish air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz countertops, 5 bedrooms + den, 9ft ceilings throughout & sunny South backyard with aggregate patio & detached 2 car garage. Sleek open concept main floor bathed in natural light, featuring the South-facing living room with fireplace & built-ins, spacious dining room area with stunning chandelier & designer kitchen with 2-toned cabinetry, soft-close drawers & cabinet, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Total of 3 bedrooms up highlighted by the owners' retreat with vaulted ceilings, walk-in closet with barn door & oversized jetted tub ensuite with tile floors, quartz-topped double vanities & glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft & laundry with quartz counters & Whirlpool washer & dryer. The lower level " with a separate side entrance, is fully finished with 2 bedrooms & full bath, rec room with built-ins & wet bar



complete with full-sized fridge & laundry with stacked washer & dryer. Additional features include built-in ceiling speakers, closet organizers, roughed-in vacuflo system, main floor home office with frosted glass French door, 220V in the garage & fenced low-maintenance backyard with pergola. Confederation Park & golf course, area schools & bus stops are all just minutes away, & with the quick access to 14th Street & TransCanada Highway, everything is within easy reach! LRT, hospitals, McMahon Stadium, major retail centers, downtown & so much more!

Built in 2018

### Essential Information

MLS® #	A2202909
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,029
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1431 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W7

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, 220 Volt Wiring, Alley Access, Garage Faces Rear
# of Garages	2

## Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Sump Pump(s), Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Tile
Has Basement	Yes
Basement	Finished, Full, Exterior Entry

## Exterior

Exterior Features	Private Yard, Awning(s)
Lot Description	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 7th, 2025
Days on Market	19
Zoning	R-CG

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.