

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

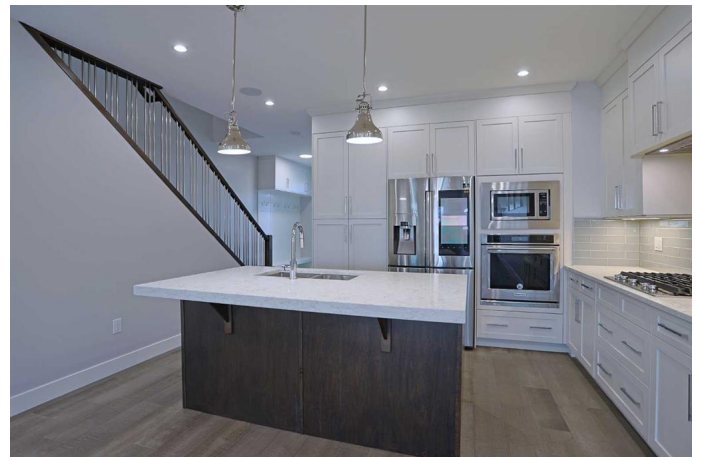
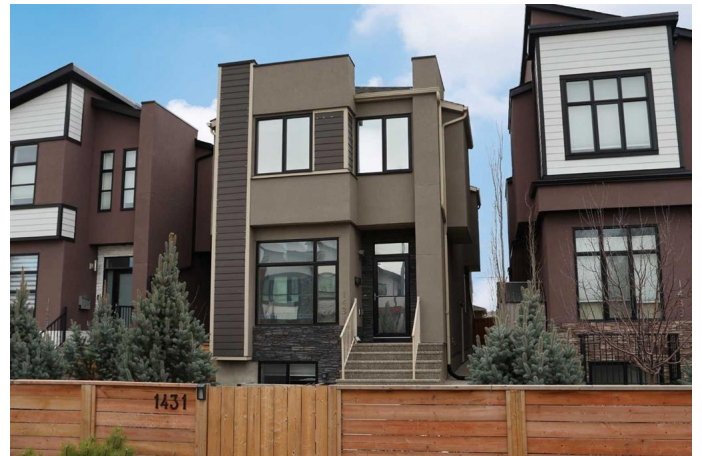
MLS® #A2202909

**\$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's 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	16
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage Benchmark
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