

# \$949,900 - 1217 18 Avenue Nw, Calgary

MLS® #A2202211

**\$949,900**

3 Bedroom, 3.00 Bathroom, 2,032 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Nestled on a quiet tree-lined street in the long-established community of Capitol Hill, this European inspired 3 bedroom home with private SOUTH FACING back yard offers over 2700 sq ft of developed living space. The main level presents glossy Brazilian cherry Jatoba hardwood floors, high ceilings & is illuminated with recessed lighting, showcasing the front living room with feature fireplace, dining area with stylish light fixture & gorgeous kitchen that's tastefully finished with solid wood hand build cabinetry, island, granite counter tops, top of the line stainless steel appliances, cozy breakfast nook & folding Tesoro door system opening to the south facing, private composite deck. A 2 piece powder room completes the main level. A custom staircase with auto LED lighting leads to the second level (also adorned with Jatoba hardwood) that hosts 2 spacious bedrooms, a 4 piece bath with Fiat steam shower & laundry room with sink. The newly renovated primary suite encompasses the entire third level & is a true private oasis. Features include a huge bedroom with vaulted ceiling & skylights, to-die-for walk-in closet & opulent ensuite with programmable heated tile floors, dual sinks, coffee bar with sink, beverage centre & filtered water station, a walk-in shower, heated air tub with remote & skylights. Basement development comprises of a recreation/media room with custom millwork, porcelain tile flooring, 2 built-in entertainment centres & electric fireplace. A large flex space with



custom hand made closet could be used as a home gym area or studio. Other notable features include fresh paint throughout, upgraded LED lighting with Lutron touch dimmer switches, built-in ceiling speakers, tankless hot water tank, central air conditioning, newer modulating furnace, security system & 50 year rubber roof. Outside, enjoy the private south facing professionally landscaped yard with mature flowering trees, rundle rock garden & maintenance free astro-turf. Parking is a breeze with a heated, insulated, fully finished garage with new door & lift hardware. The prime location can't be beat - close to popular neighbourhood amenities such as Earl's, Starbucks, Weed's Café, Edelweiss Village, Confederation Park, two community centres, shopping, exceptional schools, public transit, SAIT & U of C & whether you're walking, taking transit or Uber, its an easy commute to the downtown core. Trendy Kensington with Riley Park, shopping & patios is also within walking distance.

Built in 2007

### Essential Information

MLS® #	A2202211
Price	\$949,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,032
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 and Half Storey

Status Active

### Community Information

Address 1217 18 Avenue Nw  
Subdivision Capitol Hill  
City Calgary  
County Calgary  
Province Alberta  
Postal Code T2M 0W3

### Amenities

Parking Spaces 2  
Parking Double Garage Detached, Heated Garage, Insulated  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound  
Appliances Built-In Gas Range, Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Wine Refrigerator  
Heating In Floor, Forced Air  
Cooling Central Air  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Electric, Gas  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot  
Roof Rubber  
Construction Stone, Stucco, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed March 14th, 2025  
Days on Market 99

Zoning R-CG

Listing Details

Listing Office RE/MAX First

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