

# **\$849,900 - 1604 18 Avenue Nw, Calgary**

---

MLS® #A2221856

## **\$849,900**

3 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Come and See - Next Open House Saturday June 21, 2025 1:00am-3:30pm. Inner city infill location at its best in a quiet residential neighborhood, fully developed custom built 2 storey home, well kept, close to shopping, restaurants, traffic main, walking distance to SAIT and C-train station. Immaculate hardwood floor on main floor, spacious kitchen with stainless steel appliances, including gas range, refrigerator, gleaming granite counter, subway tiles back splash, large breakfast bar and a spacious formal dining area. Other features include built in book shelves, gas fire place in a spaceuos living room, directly exiting to a large secluded deck and a private South facing nook by the front door. Carpeted stairways and rod iron railings to the upper floor with skylight, entering into a middle large bonus room between two good size bedrooms with vaulted ceiling each with a walk in closet, one with a spacious and bright 4-pce ensuite (with skylight) and a jetted tub. Also on the upper floor is a common 4-Pce bathroom, a large laundry room with new (2023) LG washer and dryer, Basement is fully developed with a spacious family room, a 4-Pce bathroom, and a South facing bedroom with large windows. This lovely home is priced to sell (2025 Assessment is \$945,000).

Built in 2005

## **Essential Information**



MLS® #	A2221856
Price	\$849,900
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,831
Acres	0.07
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

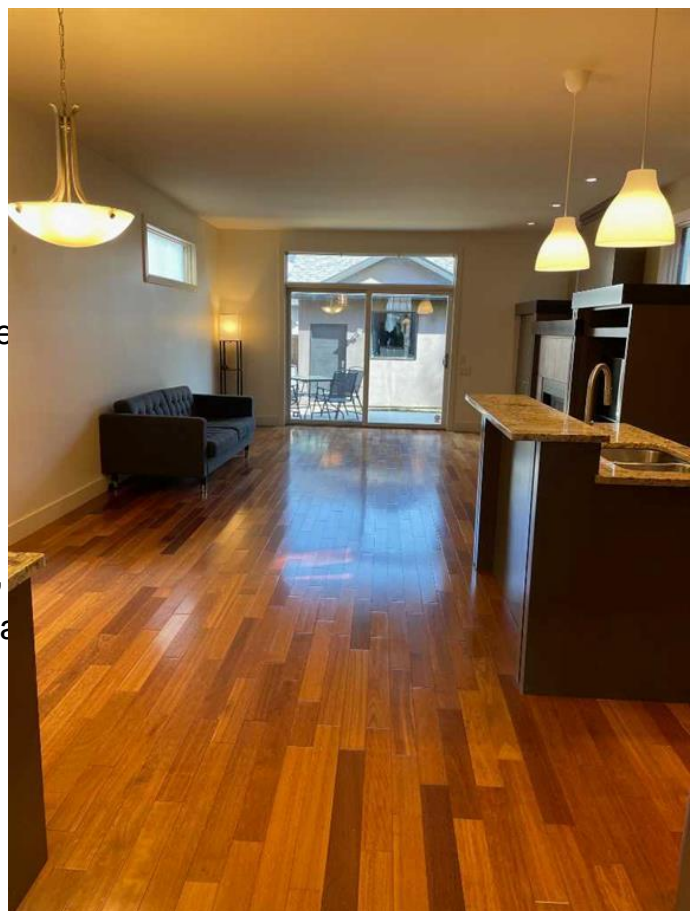
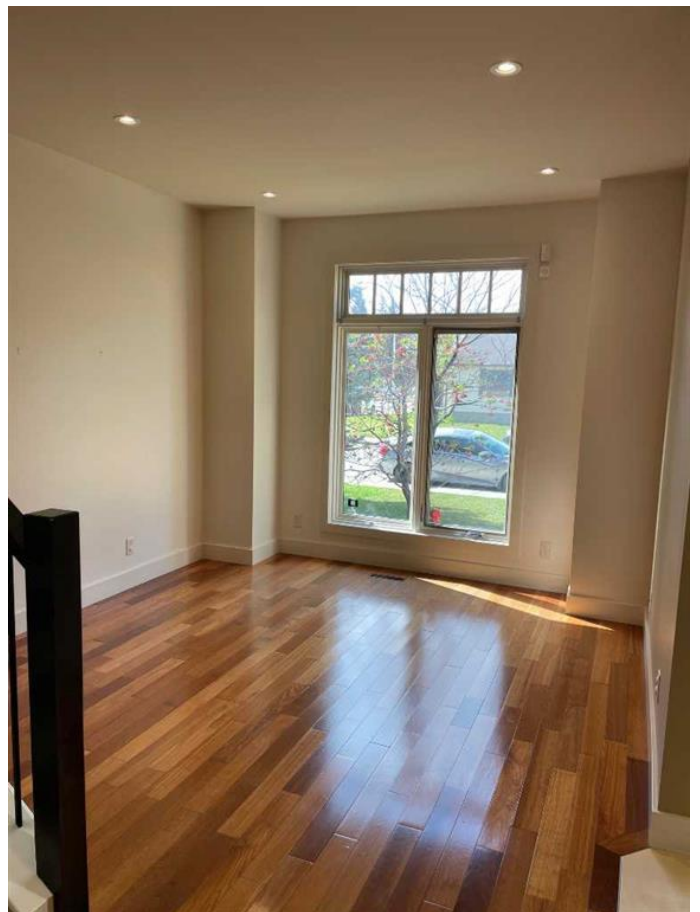
Address	1604 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0X1

### Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage
# of Garages	2

### Interior

Interior Features	Granite Counters, Jetted Ceiling(s), Walk-In Closet(s),
Appliances	Dishwasher, Dryer, Gas Range, Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Finished, Full



**Exterior**

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Front Yard, Level, Rectangular Lot, Private
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	30
Zoning	R-CG

**Listing Details**

Listing Office	Troy Real Estate Ltd.
----------------	-----------------------

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.