

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

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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 spacious 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

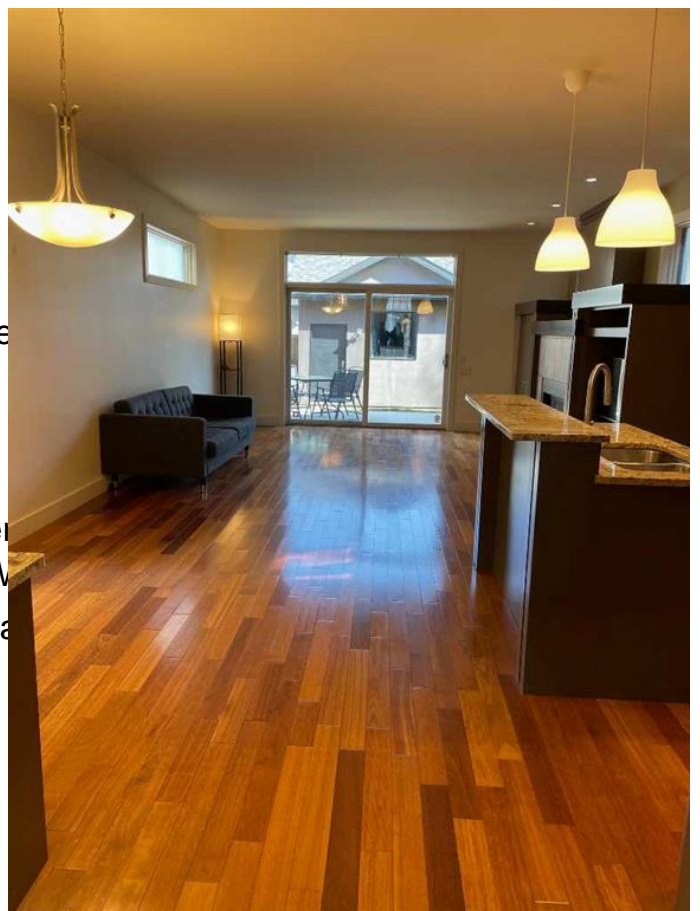
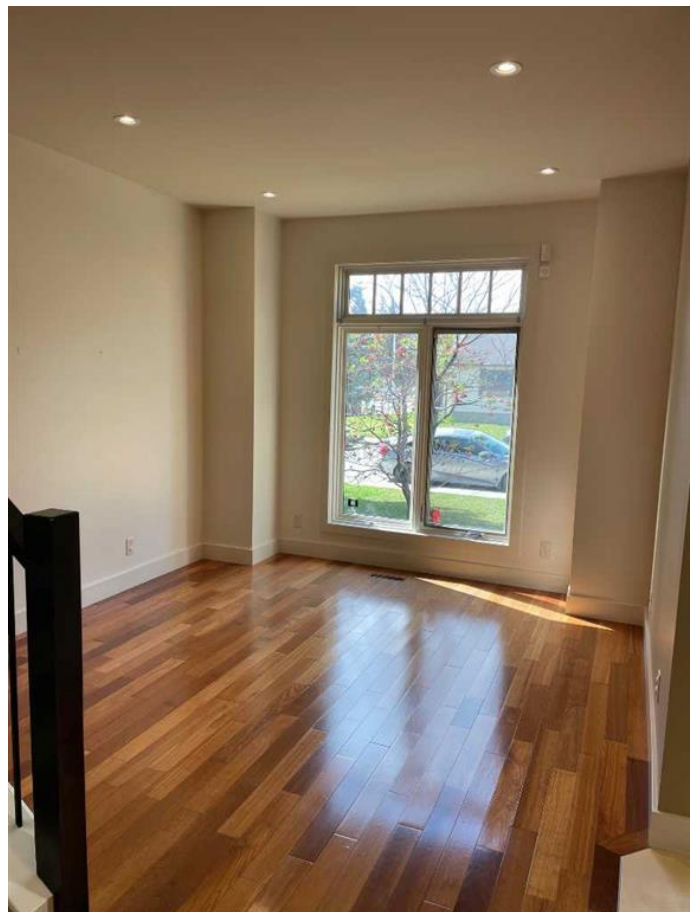
Address	1604 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M0X1

### Amenities

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

### Interior

Interior Features	Bookcases, Granite Counter, Storage, Vaulted Ceiling(s), V
Appliances	Dishwasher, Dryer, Gas Ra 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, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 16th, 2025
Days on Market	35
Zoning	R-CG

**Listing Details**

Listing Office	Troy Real Estate Ltd.
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