

# \$899,900 - 1216 18 Avenue Nw, Calgary

MLS® #A2186696

**\$899,900**

4 Bedroom, 4.00 Bathroom, 1,865 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

\*\*\*OPEN HOUSE SUN JULY 6th 1-3 pm  
@1216 18 AVENUE N.W.\*\*\*Welcome to: 1216  
18 Avenue N.W! "PRIME LOCATION!!"  
Magnificent Detached Home with Over 2500  
sq. ft. Totally Developed!! Loaded with Top  
Quality Finishing Details & Features, Including:  
HUGE Great Room with Gas Fireplace,  
Beautiful Gourmet Kitchen with Granite  
Counters, Gas Stove, Corner Pantry, & a  
Newer Fridge & Microwave Hood Fan! A Bright  
Front Flex Room Great for a Home Office, Den  
or alternative Dining Area with Bow Window  
and a 2 Piece Bathroom are on the Main Level  
as well! High Ceilings and Hardwood Flooring  
are also on the Spacious Main Level with an  
"Opulent" Custom Spiral Staircase that leads  
to the Second Level Featuring: Vaulted  
Ceilings and a Bow Window in The Primary  
Bedroom PLUS a Beautiful 5 Piece En-Suite  
with Jetted Tub! Awesome Sky Lights Flood  
the Second Level with Natural Lighting! Two  
additional Spacious Bedrooms with Walk-In  
Closets, a 4 Piece Main Bathroom and  
Laundry Room complete the Bright Second  
Level! The "Versatile" Fully Developed Lower  
Level is Set up with a Theatre / Family Room,  
4th Bedroom & a 3 Piece Bathroom! A Private  
Backyard & a Double Garage are in the back  
of this "Beautiful Capitol Hill Home!  
LOCATION, LOCATION, LOCATION!! What  
truly sets this Home apart is it's unbeatable  
Super Quiet, Convenient Location walking  
distance to SAIT, LRT, North Hill Mall,  
Schools, Shopping, Confederation Park & All



Amenities!! PRICED TO SELL!!

Built in 2007

### Essential Information

MLS® #	A2186696
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,865
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	1216 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W2

### Amenities

Parking Spaces	2
Parking	Double Garage Detached, Rear Drive
# of Garages	2

### Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Skylight(s), Sump Pump(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Decorative, Gas, Great Room, Insert
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

## Additional Information

Date Listed	January 11th, 2025
Days on Market	173
Zoning	R-CG

## Listing Details

Listing Office	Real Estate Professionals Inc.
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