

# \$939,900 - 1217 18 Avenue Nw, Calgary

MLS® #A2240801

**\$939,900**

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, Weeds Caf , 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® #         | A2240801          |
| Price          | \$939,900         |
| 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, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound, French Door, Granite Counters, Skylight(s), Tankless Hot Water |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Garburator, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Built-In Gas Range                                                                                                                                       |
| Heating           | In Floor, Forced Air                                                                                                                                                                                                                                                  |
| Cooling           | Central Air                                                                                                                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                                                                                                                   |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                     |
| Fireplaces        | Gas, Electric                                                                                                                                                                                                                                                         |
| 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    | July 17th, 2025 |
| Days on Market | 84              |

ZoningR-CG

Listing Details

Listing OfficeRE/MAX First

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