# \$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, Weed's Café, Edelweiss Village, Confederation Park, two community centres, shopping, exceptional schools, public transit, SAIT & U of C & and 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 90

Zoning R-CG

## **Listing Details**

Listing Office RE/MAX First

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.