

2805 18 Street NW
Calgary, Alberta

MLS # A2192300



\$995,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,727 sq.ft.	Age:	2009 (16 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Landscaped, Level, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Cork, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Window Coverings		

LOCATION, LOCATION, LOCATION!!! Beautiful home located on a quiet street with no through traffic. The main level boasts a large living room w/ gleaming hardwood floors, bright kitchen featuring a gas range, tile backsplash, large pantry, stainless steel appliances, desk area, and a good sized dining room w/ tons of natural light. The upper level features vaulted ceilings, laundry room, full bath, and 3 bedrooms including the master retreat w/ west facing windows and a 5pc ensuite w/ his and her sinks, stand up shower and large soaker tub. The lower level offers a cozy rec room, 3 storage areas, full bath, and a 4th bedroom. The private backyard features a great patio area and a double detached garage. You truly can't beat this location w/ walking paths, bike paths, cross country skiing trails, splash/kids park, public transit, and Confederation Park just steps away. Also within 1 km is SAIT, U of C, and all amenities. A must see!!