

**1217 18 Avenue NW**  
**Calgary, Alberta**

**MLS # A2202211**



**\$949,900**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 and Half Storey		
<b>Size:</b>	2,032 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Rubber	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Recessed Lighting, Skylight(s), Soaking Tub, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wired for Sound

**Inclusions:** None

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 Caf  , 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.