

**1217 18 Avenue NW
Calgary, Alberta**

MLS # A2202211



\$949,900

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

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

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 Cafée, 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.