



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

1216 18 Avenue NW  
Calgary, Alberta

MLS # A2246343



**\$879,900**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Capitol Hill                          |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | 2 Storey                              |        |                   |
| Size:     | 1,840 sq.ft.                          | Age:   | 2007 (18 yrs old) |
| Beds:     | 4                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Detached                |        |                   |
| Lot Size: | 0.07 Acre                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot |        |                   |

|             |                                |            |      |
|-------------|--------------------------------|------------|------|
| Heating:    | Forced Air, Natural Gas        | Water:     | -    |
| Floors:     | Carpet, Ceramic Tile, Hardwood | Sewer:     | -    |
| Roof:       | Asphalt Shingle                | Condo Fee: | -    |
| Basement:   | Finished, Full                 | LLD:       | -    |
| Exterior:   | Stone, Stucco                  | Zoning:    | R-CG |
| Foundation: | Poured Concrete                | Utilities: | -    |

**Features:** Built-in Features, Closet Organizers, High Ceilings, Jetted Tub, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** Built-in Vacuum, Garage Door Opener with 1 Control

Immaculate 4 bdrm, 3 &frac12; bath, 2 storey home situated in the heart of Capitol Hill. Over 2600 sq. ft. of development loaded with many upgraded features. The main floor with 9 foot ceilings features a spacious foyer that sides on a large dining room/den area with a bright sunny bow window. The back of the home is totally open with an upgraded kitchen featuring extended height rich wood cabinetry, granite countertops, a breakfast bar & a walk-in pantry. The kitchen overlooks a good sized eating area & a large great room with cozy gas fireplace & a TV niche & French door access to a private yard with large poured patio. A 2 piece powder room completes the main floor. The dramatic, elegant curved staircase leads to the bright 2nd floor with skylight. The oversized master bedroom retreat features a sunny bow window, vaulted ceilings, a walk-in closet & a luxurious 5 pc ensuite. The 2nd & 3rd bedroom are both a good size & have walk-in closets. The laundry room & an additional 4pc bath are conveniently located on this level. The lower level is very open with a huge family room/theatre room, featuring lots of recessed pot lights. The 4th bedroom & an additional 3pc bath complete this level. The yard is a good size & includes a large low maintenance poured patio & a double car garage. This home is conveniently located walking distance to SAIT, the LRT & the North Hill Mall. Confederation Park. schools & restaurants are nearby & a short drive to the Foothills & Children's Hospitals. Easy access to downtown or a quick escape to the mountains.