



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1712 18 Avenue NW
Calgary, Alberta

MLS # A2303640



\$1,175,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,984 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Wet Bar		

Inclusions: Storage Shed

“One of the best-priced detached infills in the inner city.” Over \$60K in recent upgrades, including a high-efficiency Rinnai TANKLESS WATER HEATER, CULLIGAN SOFTENER AND RO FILTRATION, COMBI BOILER SYSTEM FOR BASEMENT IN-FLOOR HEATING, extensive low maintenance LANDSCAPING AND SHED. Experience elevated inner-city luxury living in this fully upgraded detached infill, ideally positioned in the prestigious community of Capitol Hill. This mature, well-established neighborhood features wide, tree-lined streets and a charming mix of housing styles, from mid-century bungalows to modern townhomes and stunning infills, all just a few blocks from the heart of 16th Avenue NW. This stunning home features modern, elegant finishes and a thoughtfully designed open-concept layout that seamlessly blends style with functionality. The main floor welcomes you with a grand foyer that opens into a bright, airy layout enhanced by 10-foot ceilings and oversized windows. A dedicated dining area connects seamlessly to the chef-inspired kitchen, complete with full-height cabinetry, quartz countertops, a large central island, and a premium KitchenAid stainless steel appliance package. The adjoining living room exudes warmth and refinement, anchored by a sleek gas fireplace and complemented by oversized sliding glass doors that create a seamless connection to the outdoor living space—perfect for effortless indoor-outdoor entertaining. A functional mudroom with built-in storage keeps daily routines organized and clutter-free. ROLLER SHADES THROUGHOUT the home provide comfort and privacy. Upstairs, the primary suite offers a private retreat with vaulted ceilings, a custom his-and-hers walk-in closet, and a spa-like ensuite featuring HEATED FLOORS, a freestanding tub, a fully tiled STEAM SHOWER with

bench seating, and quartz finishes. Two additional well-appointed bedrooms, a beautifully finished bathroom, and a dedicated laundry closet complete the upper level. THE FULLY DEVELOPED LOWER LEVEL continues the home's elevated aesthetic, featuring impressive 10-FOOT CEILING and IN-FLOOR HEATING for ultimate comfort. Designed for entertaining, the expansive recreation area includes a sophisticated wet bar, while an additional bedroom with a walk-in closet and a full bathroom provides an ideal private space for guests. The house has central AC and pre-wired speakers throughout. Outside, the fenced and beautifully landscaped yard is designed for low maintenance. A double detached garage provides secure parking, while a separate storage shed offers additional day-to-day storage. Located just minutes from Confederation Park and offering easy access to SAIT, the University of Calgary, downtown, top schools, shopping, and everyday amenities, this property is situated in a community that balances character with practicality. With excellent schools, convenient transit, and thoughtful construction, it combines flexible living and a location with lasting appeal and value—move-in ready.