



**1303 18 Avenue NW**  
**Calgary, Alberta**

**MLS # A2312951**



**\$640,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,353 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Landscaped, Lawn, Level		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 388
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s), Wet Bar

**Inclusions:** N/A

Welcome to this beautifully designed 3 bedroom, 3.5 bathroom townhome in the heart of Capitol Hill! Offering over 1,850 sq. ft. of thoughtfully finished living space across three levels. Built in 2020, this stylish home combines modern finishes with a functional layout that perfectly suits professionals, roommates, small families, or anyone looking for low maintenance, inner-city living. The main floor features an open concept design with wide plank light oak hardwood flooring, oversized windows, and a bright, contemporary kitchen complete with quartz countertops, a gas cooktop, built-in oven and microwave, full height pantry, and a large island with seating. The living room is centered around a cozy gas fireplace, while the front patio with custom planter boxes offers the perfect space to enjoy your morning coffee, plant your flowers and grill. Upstairs, you'll find two primary suites, each with their own en-suite. The larger bedroom is a phenomenal size with a great big window allowing tons of natural light. The en-suite is spa worthy, with heated floors, dual vanities, a large glass shower, private water closet and a great sized walk in closet. Convenient upper-level laundry adds to the thoughtful design. The fully finished basement offers even more versatility with a third bedroom, full bathroom, and a generous rec room with a wet bar. Additional features include 9 foot ceilings on every floor, central air conditioning, custom closet organizers, designer finishes throughout, and a detached single garage with alley access. Located just minutes from SAIT, close to U of C, North Hill Centre, Confederation Park, and the C-Train, this exceptional home offers the perfect balance of modern comfort and unbeatable inner city convenience. Book your private showing today!