



GRASSROOTS
REALTY GROUP

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1527 18 Avenue NW
Calgary, Alberta

MLS # A2348676



\$898,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,902 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Front Yard, Treed		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Slate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home, Pantry, Skylight(s), Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Butcher block Island in kitchen		

OPEN HOUSE-SATURDAY, OCT 10: 12:00PM-2:00PM Set among mature trees in Capitol Hill, 1527 18 Avenue NW has an established presence and an easy sense of welcome. Built in 2004, the residence offers generous living space across three levels, with a total of nearly 2,650 sq ft of living space over 3 floors. A gently curved walkway leads to the front door, where cedar shingles, river rock and a bay window lend character to the facade. Inside, oversized slate flooring and a built-in storage bench create a practical, inviting entrance. Just beyond, the bright office/den draws the eye with nearly floor-to-ceiling bay windows and crown moulding – a versatile room suited to work, dining or quiet retreat. From here, the layout flows naturally into the kitchen, dining and living areas. Warm wood cabinetry, black granite counters, a glass mosaic backsplash and open shelving give the kitchen an inviting feel, while a compact butcher-block island offers space to prepare meals, gather and linger. A corner walk-in pantry keeps everyday necessities close at hand without overwhelming the room. The great room centers on a gas fireplace framed in wood and slate tile. Windows on either side draw in natural light, while a television niche and display shelf are thoughtfully integrated above. Near the rear entry, a second built-in bench provides a convenient spot for coats and shoes, and slate flooring echoes the front entrance. Beyond it, a curved wood staircase with wrought-iron spindles forms an elegant transition to the upper level. Upstairs are two secondary bedrooms, each with a walk-in closet; one also features a built-in Murphy bed framed by drawers and shelving. A shared four-piece bathroom and dedicated laundry room with a sink and lower cabinetry add everyday convenience. Beneath its vaulted ceiling, the oversized primary bedroom feels wonderfully open,

with a large bay window and a niche suited to a quiet lounge or comfortable desk area. The ensuite completes the retreat with a jetted soaker tub, double vanity, separate tiled shower and luxurious heated flooring. Downstairs, the atmosphere becomes more relaxed. The entertainment room features a wet bar with warm wood cabinetry, closed storage, a built-in wine rack and beverage fridge. Coordinating built-ins along the stair wall and a separate media unit add storage and create a natural home for the television. A fourth bedroom and well-appointed bathroom with a jetted shower, heated flooring and extra shelving complete the level. Outside, the sunny, south backyard is designed for low-maintenance enjoyment. A generous concrete patio and synthetic turf make it easy to spend time outdoors, while the detached double garage is conveniently positioned off the rear lane. There is much to appreciate, but perhaps the greatest appeal lies in how seamlessly it all comes together: a detached residence with character, comfortable proportions and thoughtful details, set in an established community where the streets still feel like home.