



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1212 18 Avenue NW
Calgary, Alberta

MLS # A2349795



\$789,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,939 sq.ft.	Age:	1913 (113 yrs old)
Beds:	4	Baths:	4
Garage:	Single Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Level, Private, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Cork, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Track Lighting, Walk-In Closet(s), Wired for Sound

Inclusions: 2 Refrigerators, 2 Stoves, 1 Mini Fridge, 2 Dishwashers, 1 Washer, 1 Dryer, 1 Combination Washer/Dryer, 1 Microwave, 1 Hoodfan, 1 Microwave Hoodfan, 1 Mini Fridge, 1 Freezer

ATTENTION INVESTORS & CHARACTER HOME BUYERS! AMAZING REVENUE PROPERTY POTENTIAL!! This inner city 1939 SQFT character home in Capitol Hill on a 37.5 ft lot features a beautifully developed LEGAL SUITE upstairs & potential for additional development on the lower level! Walking Distance to SAIT & minutes from the University of Calgary! Enter through the bright, South facing solarium, perfect for early morning coffees or evenings spent curled up with a book. The sprawling main level boasts tasteful additions including a dining room & cozy family room with vaulted ceiling & French door access to the backyard. Two good sized bedrooms including a primary with walk-in closet & 3-piece ensuite are located 2 steps up from the main floor. The kitchen features stainless steel appliances, solid wood extended height cabinets, ample pot & pan drawers, island breakfast bar & pantry. The den/living room at the front of the house is the perfect office space or parlor. The additional 3-piece bath includes a luxurious jetted tub & there is a conveniently located main floor laundry. The upper level has been developed into a LEGAL suite with vinyl plank flooring, tastefully renovated kitchen with stainless steel appliances & breakfast bar. The large living/dining room overlooks the "private balcony. The bedroom features a 3-piece ensuite with spa-like sliding glass door shower & built-in tiled seat. Ensuite laundry is conveniently located on the second floor. The basement is huge & has 2 separate outside accesses - one undeveloped area & a second area with a 3 piece bathroom, kitchenette with a sink & mini fridge, egress window & good-sized living area/bedroom. Perfect potential for further development. The outside of the home features a single car garage onto the back lane & a

treed backyard with patio & lots of greenspace! Minutes from public transportation, downtown Calgary, Foothills Hospital, Crowchild Trail, & Deerfoot Trail!