

\$899,900 - 1216 18 Avenue Nw, Calgary

MLS® #A2246343

\$899,900

4 Bedroom, 4.00 Bathroom, 1,840 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

****OPEN HOUSE AT 1216 18 AVE NW ON SATURDAY AUGUST 16 2025 FROM 11:00AM TO 1:00PM**** Immaculate 4 bdrm, 3 ½ 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.

Built in 2007

Essential Information

MLS® #	A2246343
Price	\$899,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,840
Acres	0.07
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	1216 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W2

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s),
-------------------	---

	Walk-In Closet(s), Jetted Tub
Appliances	Dishwasher, Dryer, Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	9
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.