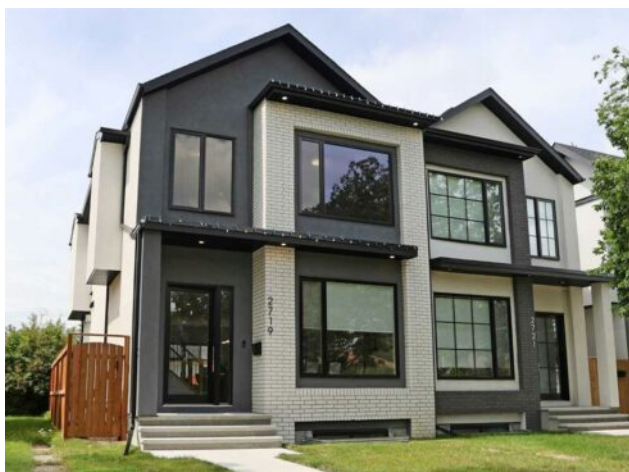


**2719 18 Street NW**  
**Calgary, Alberta**

**MLS # A2239042**



**\$998,500**

|                  |                                                               |               |                  |
|------------------|---------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Capitol Hill                                                  |               |                  |
| <b>Type:</b>     | Residential/Duplex                                            |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                               |               |                  |
| <b>Size:</b>     | 1,933 sq.ft.                                                  | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                                             | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Alley Access, Double Garage Detached, Garage Faces Rear       |               |                  |
| <b>Lot Size:</b> | 0.07 Acre                                                     |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                                |                   |      |
|--------------------|--------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas        | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                 | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame      | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -    |

**Features:** Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar

**Inclusions:** RING doorbell, wall sconces in primary bedroom

Truly amazing describes this sensational semi-detached home in the popular inner city community of Capitol Hill, located here on this quiet street within walking distance to Confederation Park & the bluff overlooking Confederation golf course. Offering a total of 4 bedrooms & over 2600sqft of air-conditioned living space, this sleek designer home enjoys upgraded engineered hardwood floors, stunning custom kitchen with granite countertops, dreamy master ensuite with heated floors & fenced West backyard complete with large deck & detached 2 car garage. Complemented by soaring 10ft ceilings & expansive windows, you'll fall in love with the incredible open concept flow of the main floor with its bright & airy dining room with paneled feature wall & West-facing living room with 4-panel sliding garden doors & sleek contemporary fireplace with floor-to-ceiling granite surround. The fully-loaded kitchen is a sight-to-behold & features full-height cabinets & granite counters, impressive granite waterfall island & stainless steel Bosch appliances including gas cooktop plus chimney hoodfan & Frigidaire built-in oven. The graceful & extra-wide staircase leads up to the 2nd floor where you'll find 9ft ceilings & 3 wonderful bedrooms; the West-facing owners' retreat has engineered hardwood floors & large walk-in closet, & a barn door opens into the luxurious ensuite with heated floors & free-standing tub, oversized glass shower & quartz-topped double vanities. Finishing off this floor is the family bathroom with 2 sinks & quartz counters, deep linen closet & laundry room with Maytag washer & dryer. The lower level — with 9ft ceilings & roughed-in infloor heating, is beautifully finished with a 4th bedroom with walk-in closet, another full bathroom, office area with built-in desk & terrific rec room with granite-topped wet bar. Additional features

include built-in ceiling speakers, low-flow/dual-flush toilets, main floor mudroom with built-in lockers, closet organizers, 3M-tinted windows (Night Vision 35 for upper staircase windows & PR40 for 2nd floor bedrooms), roughed-in central vacuum system & natural gas line for your BBQ on the backyard deck. Conveniently situated in this prime location within walking distance to bus stops & just minutes to the University of Calgary, area schools & Foothills Medical Centre, with easy access to major retail centers, LRT & downtown.