

**446 18 Avenue NE**  
**Calgary, Alberta**

**MLS # A2243844**



**\$779,900**

|                  |                                                        |               |                   |
|------------------|--------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Winston Heights/Mountview                              |               |                   |
| <b>Type:</b>     | Residential/Duplex                                     |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                        |               |                   |
| <b>Size:</b>     | 1,931 sq.ft.                                           | <b>Age:</b>   | 2004 (21 yrs old) |
| <b>Beds:</b>     | 3                                                      | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached                                 |               |                   |
| <b>Lot Size:</b> | 0.07 Acre                                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Rectangular Lot, Street Lighting |               |                   |

|                    |                                                                                                                                                                   |                   |      |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                           | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                            | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                                                                                                                                                    | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Stone, Stucco                                                                                                                                                     | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Bar, Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | See Remarks                                                                                                                                                       |                   |      |

A very special location! Situated on a quiet street with downtown skyline views & facing a large, beautifully treed park with a playground area set up for children. Convenient access to Deerfoot Trail, downtown, transit, shopping & schools. Luxuriously appointed finishes inside this fully developed, two storey with over 2839 sq. ft. of professionally developed living space. Spacious foyer with double closet, combination great room/dining room, with 9' ceilings & rich solid wood floors. Very open kitchen with extended height cabinetry, a huge island with breakfast bar & a pantry. Cozy family room with gas fireplace, a full wall of built-ins & French door access to a back deck. There is a powder room tucked away 2 steps down from the main floor. Upstairs features 3 large bedrooms including a king size master with walk-in closet & a luxurious 5pc ensuite. There is a 4pc bath conveniently located next to the spacious laundry room on the 2nd floor. The lower level is fully finished & includes a cozy rec room with a built-in bar area, a huge office space & a full bath. The yard is a good size & includes a double detached garage & deck with gas hookup for a BBQ.