\$869,900 - 1604 18 Avenue Nw, Calgary

MLS® #A2268605

\$869,900

3 Bedroom, 4.00 Bathroom, 1,831 sqft Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Best "Priced to sell" Home in inner city; \$75000 below Assessment. Quiet infill residential location at its best, fully developed custom built 2 story home, well kept ,close to shopping, restaurants and traffic main, walking distance to SAIT University, and C-train station. Immaculate new 2025 wood floor, spaceous kitchen with stainless steel appliances, including gas range, refrigerator, gleaming granite counter top, subway tiles spash, large breakfast nook, and a spaceous dining area. Other features include built in book cabinet/shelves and TV station in living room, gas fire place, directly exiting into a large secluded patio. Sunny South facing frint Nook next to entrance. Carpeted stairways and rod iron railings to upper floor with a large middle bonus room with sky light between two good size bedrooms with vaulted ceiiling each with a walk in closet, one with a spaceous bright 4-Pc ensuite (with skylight) and a jetted tub. ALso on the upper floor a common 4-pc bathroom, and a South facing bedroom with large window and a small patio. Roof is brand new replaced in 2025.



Built in 2005

Essential Information

MLS® # A2268605 Price \$869,900

Bedrooms 3

4.00 **Bathrooms**

Full Baths 3

Half Baths 1

Acres

Square Footage 1,831

0.07 Year Built 2005

Type Residential

Detached Sub-Type

Style 2 Storey

Status Active

Community Information

1604 18 Avenue Nw Address

Subdivision Capitol Hill

City Calgary Calgary County **Province** Alberta Postal Code T2M0X1

Amenities

Parking Spaces 2

Parking Double Garage Attached

of Garages 2

Interior

Interior Features Bookcases, Granite Counters

No Animal Home, No Smo

Storage, Vaulted Ceiling(s), V

Appliances Dishwasher, Dryer, Gas Ra

Washer

Heating Forced Air, Natural Gas

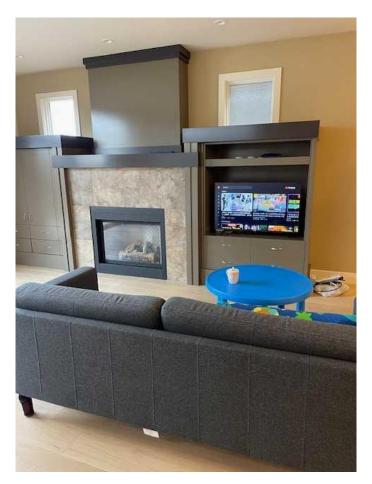
Cooling None Fireplace Yes

of Fireplaces

Family Room, Gas **Fireplaces**

Has Basement Yes Full Basement

Exterior





Exterior Features Courtyard, Lighting, Private Yard, Rain Gutters

Lot Description Back Lane, Front Yard, Level, Private, Rectangular Lot

Roof Asphalt Shingle

Construction Composite Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed November 3rd, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office Troy Real Estate Ltd

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