

# \$849,900 - 1607 18 Avenue Nw, Calgary

MLS® #A2268875

**\$849,900**

4 Bedroom, 4.00 Bathroom, 1,943 sqft

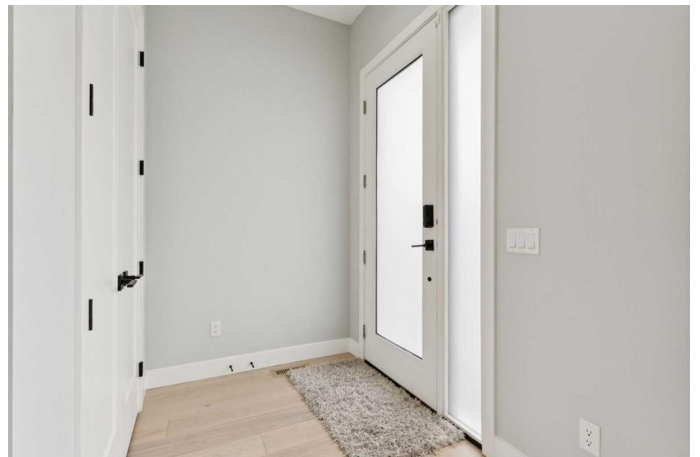
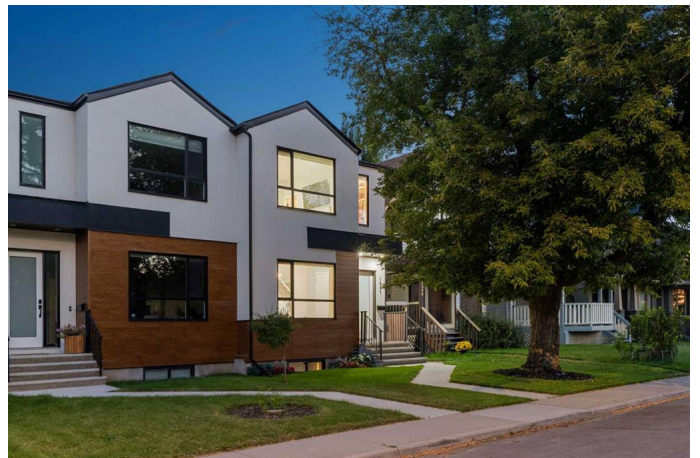
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

This sophisticated, contemporary semi-detached infill in Capitol Hill offers exceptional value with over 2,700 square feet of functional living space featuring 4 bedrooms, 3 and half bathrooms, premium finishes, and a south facing yard. The main floor boasts brand new engineered wide plank oak hardwood flooring, ten-foot ceilings, and generously proportioned living areas. These include a formal dining room, a living room with a sliding glass door to the rear yard, and a modern kitchen equipped with stainless steel appliances and shaker-style cabinetry. A tiled mudroom provides direct access to the double detached garage and includes built-in millwork for organized storage. A privately situated powder room completes this wonderful main floor. The upper level comprises three spacious bedrooms, two full bathrooms, and convenient second-floor laundry. The master suite features a sizable walk-in closet and a private five-piece ensuite with a freestanding soaker tub, a separate water closet, and an oversized glass shower. The fully finished basement includes a large recreation room with a wet bar, a fourth bedroom, and a fourth bathroom. Finally, the home is complete with air conditioning, charming landscaping, a very useful at-grade concrete patio, and irrigation. Book your private tour today.

Built in 2019

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2268875               |
| Price          | \$849,900              |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,943                  |
| Acres          | 0.07                   |
| Year Built     | 2019                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1607 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0X2           |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                          |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, See Remarks, Sump Pump(s), Vinyl Windows |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Gas Stove, Range Hood, Refrigerator, See Remarks, Washer, Window Coverings                         |
| Heating           | Forced Air, Natural Gas                                                                                                                  |
| Cooling           | Central Air                                                                                                                              |
| Fireplace         | Yes                                                                                                                                      |
| # of Fireplaces   | 1                                                                                                                                        |
| Fireplaces        | Gas, Living Room                                                                                                                         |
| Has Basement      | Yes                                                                                                                                      |

Basement                      Full

**Exterior**

Exterior Features      Garden, Private Entrance, Private Yard  
Lot Description        Back Lane, Back Yard, Landscaped, Low Maintenance Landscape,  
                                 Rectangular Lot, Underground Sprinklers  
Roof                        Asphalt Shingle  
Construction           Metal Siding, Stucco, Wood Frame  
Foundation              Poured Concrete

**Additional Information**

Date Listed               November 4th, 2025  
Days on Market        7  
Zoning                     R-CG

**Listing Details**

Listing Office            CIR Realty

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