

**2805 18 Street NW**  
**Calgary, Alberta**

**MLS # A2192300**



**\$995,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,727 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	4	<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, City Lot, Landscaped, Level, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Cork, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Window Coverings		

**LOCATION, LOCATION, LOCATION!!!** Beautiful home located on a quiet street with no through traffic. The main level boasts a large living room w/ gleaming hardwood floors, bright kitchen featuring a gas range, tile backsplash, large pantry, stainless steel appliances, desk area, and a good sized dining room w/ tons of natural light. The upper level features vaulted ceilings, laundry room, full bath, and 3 bedrooms including the master retreat w/ west facing windows and a 5pc ensuite w/ his and her sinks, stand up shower and large soaker tub. The lower level offers a cozy rec room, 3 storage areas, full bath, and a 4th bedroom. The private backyard features a great patio area and a double detached garage. You truly can't beat this location w/ walking paths, bike paths, cross country skiing trails, splash/kids park, public transit, and Confederation Park just steps away. Also within 1 km is SAIT, U of C, and all amenities. A must see!!