

# \$989,900 - 1433 18 Avenue Nw, Calgary

MLS® #A2242628

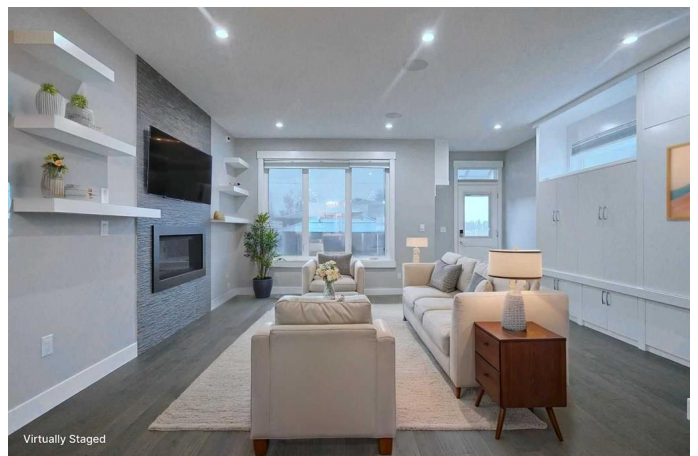
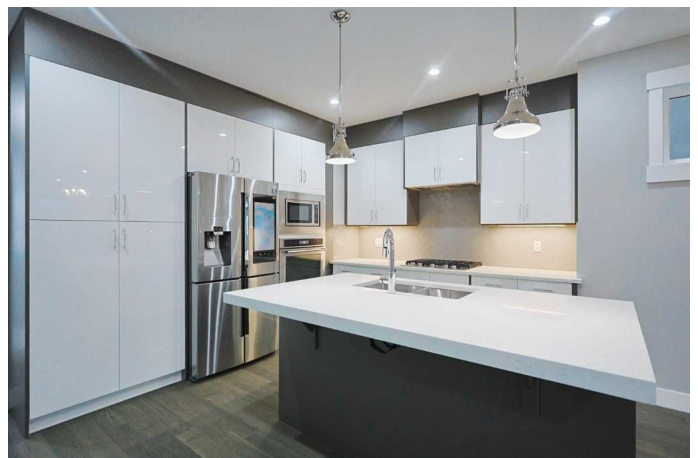
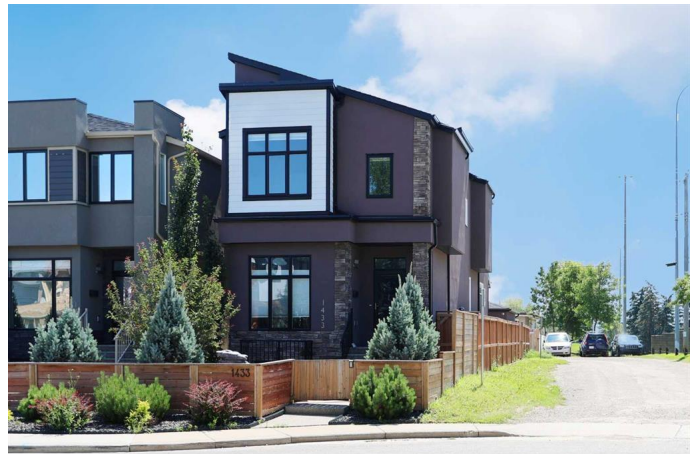
**\$989,900**

6 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**\*\*OPEN HOUSE: Sun Nov 9, 1pm to 3pm\*\*** A must-to-see is this beautifully appointed infill in the popular inner city community of Capitol Hill, nestled in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. With 3 levels of sleek air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz counters, 6 bedrooms & 4 full baths, 9ft ceilings throughout & low-maintenance South backyard with aggregate patio & detached 2 car garage. Available for quick possession, with a fantastic open concept main floor featuring the South-facing living room with fireplace & built-ins, spacious dining room area & stylish designer kitchen with 2-toned cabinetry, soft-close drawers & cabinets, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Upstairs on the 2nd level there are 3 bedrooms & 2 full baths; the primary bedroom has a walk-in closet with built-ins & the jetted tub ensuite has quartz-topped double vanities & oversized glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft area & laundry with quartz counters, cabinets & Whirlpool washer & dryer. The lower level â€” with a separate side entrance, is fully finished with 2 bedrooms & another full bath, rec room with built-ins & laundry/utility room with Whirlpool washer &



dryer. On the main floor there is another bedroom with its own ensuite with showerâ€¦which would also make a great home office. Additional features include built-in ceiling speakers, closet organizers & gas BBQ line & pergola in the South backyard. Only minutes from your front door is Confederation Park & golf course, area schools & bus stops, & with its easy access to 14th Street & TransCanada Highway, you are within quick reach of the LRT, hospitals, McMahon Stadium & University of Calgary, major retail centers & downtown.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242628    |
| Price          | \$989,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,041       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1433 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0W7           |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                                                         |
|--------------|---------------------------------------------------------|
| Parking      | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages | 2                                                       |

## Interior

|                   |                                                                                                                                                                                                        |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Vaulted Ceiling(s), Built-in Features, Closet Organizers, Double Vanity, Jetted Tub, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Wet Bar, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Central Air Conditioner, Built-In Oven, Dryer, Gas Cooktop, Microwave, Range Hood, Washer, Window Coverings                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                |
| Cooling           | Central Air                                                                                                                                                                                            |
| Fireplace         | Yes                                                                                                                                                                                                    |
| # of Fireplaces   | 1                                                                                                                                                                                                      |
| Fireplaces        | Gas, Living Room, Tile                                                                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                                                                                    |
| Basement          | Full                                                                                                                                                                                                   |

## Exterior

|                   |                                                                           |
|-------------------|---------------------------------------------------------------------------|
| Exterior Features | Private Yard, Awning(s), BBQ gas line                                     |
| Lot Description   | Back Yard, Landscaped, Back Lane, Cul-De-Sac, Front Yard, Rectangular Lot |
| Roof              | Asphalt Shingle                                                           |
| Construction      | Stone, Stucco, Wood Frame                                                 |
| Foundation        | Poured Concrete                                                           |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 26th, 2025 |
| Days on Market | 105             |
| Zoning         | R-CG            |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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