

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

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MLS® #A2268605

**\$869,900**

3 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Next Open House November 8 ( 1:00-3:00pm )

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, spacious kitchen with stainless steel appliances, including gas range, refrigerator, gleaming granite counter top, subway tiles splash, large breakfast nook, and a spacious 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 front 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 ceiling each with a walk in closet, one with a spacious 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           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,831       |
| Acres          | 0.07        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1604 18 Avenue NW |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M0X1            |

### Amenities

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

### Interior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Granite Counters<br>No Animal Home, No Smo<br>Storage, Vaulted Ceiling(s), V |
| Appliances        | Dishwasher, Dryer, Gas Ra<br>Washer                                                     |
| Heating           | Forced Air, Natural Gas                                                                 |
| Cooling           | None                                                                                    |
| Fireplace         | Yes                                                                                     |
| # of Fireplaces   | 1                                                                                       |
| Fireplaces        | Family Room, Gas                                                                        |
| Has Basement      | Yes                                                                                     |
| Basement          | Full                                                                                    |

### 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 | 3                  |
| Zoning         | R-CG               |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Troy Real Estate Ltd |
|----------------|----------------------|

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