



\$ 3,975,000.00

## 1205 18 STREET NW CALGARY

<https://paulbrinton.com>

Surround yourself with carefully-crafted, state-of-the-art luxury! Situated on a quiet street minutes away from downtown, this incomparable custom contemporary open-concept estate home was designed by Dejong Design Associates, engineered by ISL Engineering, and built by Waterford Homes to take advantage of breathtaking, unobstructed city views from all four levels. Featuring...

- 4 beds
- 5 baths
- Detached
- Residential
- Active

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## BASIC FACTS

**Style:** 3 Storey

**MLS ® #:** A1163850

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 2

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-25 11:46:37

**Bathrooms:** 5

**Bedrooms Above Grade:** 4

**Date added:** 11/25/21

**Two Piece Bath:** 2

**Lot size:** 5490 sq ft

**Year built:** 2012

**Parking:** Double Garage Attached, Heated Garage

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 2

**Fireplace Features:** Gas

**Exterior Features:**

Barbecue,Lighting,Private Yard

**District:** CAL Zone CC

**Inclusions:** n/a

**Lot Features:** Back Lane,Corner

Lot,Landscaped,Rectangular Lot,Treed

**Total Parking:** 2

**Flooring:** Carpet,Tile

**Community Features:** Schools

Nearby,Sidewalks,Street Lights,Shopping  
Nearby

**Fencing:** Fenced

**Cooling:** Central Air

**Interior Features:** Bar,Breakfast Bar,Built-in  
Features,Elevator,High Ceilings,Kitchen

Island,Smart Home,Stone Counters,Walk-In  
Closet(s)

**Roof Type:** See Remarks



**Heating Type:** Boiler,In Floor

## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 12

**Suite:** No

**Frontage Metres:** 13.75M 45`1"

**Living Area SF:** 4720.00

**Structure Type:** House

**Restrictions:** Restrictive Covenant-Building Design/Size

**Levels:** Three Or More

**Zoning:** R-C1

**List Price Square Foot:** \$ 842.16

**Photo Count:** 50

**Construction Materials:** Stone,Stucco,Wood Frame,Wood Siding

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Built-In Oven,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer,Water Softener,Wine Refrigerator

**Subdivision Name:** Hounsfield Heights/Briar Hill

**Lot Size Acres:** 0.13

