



\$ 949,500.00

## 1712 18 AVENUE NW CALGARY

<https://paulbrinton.com>

PRE-SALE -This is your opportunity to customize a brand-new DETACHED INFILL in the coveted community of Capitol Hill, NW! The open concept layout of this 2-storey, 1961 sq ft is unlike anything else you will see! During the day, work in the bright, South-facing private OFFICE overlooking the front verandah,...

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

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## BASIC FACTS

**Style:** 2 Storey

**MLS ® #:** A1153393

**Type:** Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-19 18:12:15

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 10/09/21

**Two Piece Bath:** 1

**Lot size:** 5996 sq ft

**Year built:** 2022

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** None

**District:** CAL Zone CC

**Inclusions:** none

**Lot Features:** Back Lane,Low Maintenance Landscape,Landscaped

**Heating Type:** In Floor Roughed-In,Fireplace(s),Forced Air,Natural Gas

**Total Parking:** 2

**Flooring:** Carpet,Ceramic Tile,Hardwood

**Community Features:** Golf,Schools Nearby,Playground,Pool,Shopping Nearby

**Fencing:** Fenced

**Cooling:** Rough-In

**Interior Features:** Bar,Built-in Features,Closet Organizers,High Ceilings,Pantry,Skylight(s)

**Roof Type:** Asphalt Shingle



## PROPERTY INFORMATION

**Basement:** Finished, Full

**Laundry features:** Laundry Room, Upper Level

**Transaction Type:** For Sale

**Title Land:** Fee Simple

**Rooms Above Grade:** 6

**Suite:** No

**Frontage Metres:** 7.62M 25`0"

**Living Area SF:** 1936.00

**Structure Type:** House

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 490.44

**Photo Count:** 6

**Construction Materials:** Brick,Cedar,Wood Frame

**Foundation:** Poured Concrete

**Appliances:** Bar Fridge,Built-In Gas Range,Dishwasher,Garage Control(s),Gas Stove,Microwave,Refrigerator,Washer/Dryer

**Subdivision Name:** Capitol Hill

**Lot Size Acres:** 0.14

