



\$ 999,900.00

## 213 18 STREET NW CALGARY

<https://paulbrinton.com>

**\*Visit Multimedia Link for 360° VT & Floorplans!\***  
Situated on an extra deep 135' lot w/ a West backyard in WEST HILLHURST, this semi-detached home by Sunset Homes is sure to impress. With over 2,885 sq ft of living space, luxury upgrades including hardwood-wrapped stairs, painted ceilings, ICF PARTY WALL/FOUNDATION...

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

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## BASIC FACTS

**Style:** 2 Storey, Side by Side

**MLS ® #:** A1158622

**Type:** Semi Detached

**Bedrooms:** 4

**Baths Half:** 1

**Status:** Active

**Area:** 0.00 sq ft

**County Or Parish:** Calgary

**CONDO TYPE:** Not a Condo

**Post Updated:** 2021-11-23 04:19:03

**Bathrooms:** 4

**Bedrooms Above Grade:** 3

**Date added:** 11/23/21

**Two Piece Bath:** 1

**Lot size:** 3369 sq ft

**Year built:** 2019

**Parking:** Double Garage Detached

## PROPERTY FEATURES

**Garage YN:** Yes

**Fireplace:** 1

**Fireplace Features:** Gas

**Exterior Features:** Private Yard

**District:** CAL Zone CC

**Inclusions:** N/A

**Lot Features:** Back Yard,Front  
Yard,Landscaped

**Total Parking:** 2

**Flooring:** Carpet,Hardwood,Tile

**Community Features:** Park,Schools  
Nearby,Playground,Sidewalks,Street  
Lights,Shopping Nearby

**Fencing:** Fenced

**Cooling:** None

**Interior Features:** Built-in Features,High  
Ceilings,Kitchen Island,No Animal Home,No  
Smoking Home,Open Floorplan,Stone  
Counters,Sump Pump(s),Tray Ceiling(s),Walk-  
In Closet(s),Wet Bar

**Roof Type:** Asphalt Shingle



**Heating Type:** High Efficiency, Forced Air, Natural Gas

## PROPERTY INFORMATION

**Basement:** Finished, Full

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

**Transaction Type:** For Sale

**Photo Count:** 50

**Unit Exposure:** E

**Suite:** No

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

**Living Area SF:** 1946.90

**Structure Type:** Duplex

**Restrictions:** None Known

**Levels:** Two

**Zoning:** R-C2

**List Price Square Foot:** \$ 513.59

**Rooms Above Grade:** 6

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

**Foundation:** ICF Block, Poured Concrete

**Appliances:** Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Oven, Range Hood, Refrigerator, Washer, Wine Refrigerator

**Subdivision Name:** West Hillhurst

**Lot Size Acres:** 0.08

