

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

MLS® #A2268605

\$869,900

3 Bedroom, 4.00 Bathroom, 1,831 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

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, No Animal Home, No Smo Storage, Vaulted Ceiling(s), V
Appliances	Dishwasher, Dryer, Gas Ra 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	2
Zoning	R-CG

Listing Details

Listing Office	Troy Real Estate Ltd
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