

# \$989,900 - 1433 18 Avenue Nw, Calgary

MLS® #A2242628

**\$989,900**

6 Bedroom, 4.00 Bathroom, 2,041 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

A must-to-see is this beautifully appointed infill in the popular inner city community of Capitol Hill, nestled in this secluded cul-de-sac just minutes to the TransCanada Highway, SAIT & North Hill Centre. With 3 levels of sleek air-conditioned living, this fully finished two storey enjoys upgraded engineered hardwood floors & quartz counters, 6 bedrooms & 4 full baths, 9ft ceilings throughout & low-maintenance South backyard with aggregate patio & detached 2 car garage. Available for quick possession, with a fantastic open concept main floor featuring the South-facing living room with fireplace & built-ins, spacious dining room area & stylish designer kitchen with 2-toned cabinetry, soft-close drawers & cabinets, quartz counters & KitchenAid/Samsung stainless steel appliances including gas cooktop & built-in oven. Upstairs on the 2nd level there are 3 bedrooms & 2 full baths; the primary bedroom has a walk-in closet with built-ins & the jetted tub ensuite has quartz-topped double vanities & oversized glass shower. There are vaulted ceilings in the 2nd & 3rd bedrooms, & they share the family bath which also has quartz counters & tile floors. Between the bedrooms is a great-sized loft area & laundry with quartz counters, cabinets & Whirlpool washer & dryer. The lower level â€” with a separate side entrance, is fully finished with 2 bedrooms & another full bath, rec room with built-ins & laundry/utility room with Whirlpool washer & dryer. On the main floor there is another



bedroom with its own ensuite with showerâ€¦which would also make a great home office. Additional features include built-in ceiling speakers, closet organizers & gas BBQ line & pergola in the South backyard. Only minutes from your front door is Confederation Park & golf course, area schools & bus stops, & with its easy access to 14th Street & TransCanada Highway, you are within quick reach of the LRT, hospitals, McMahon Stadium & University of Calgary, major retail centers & downtown.

Built in 2018

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242628    |
| Price          | \$989,900   |
| Bedrooms       | 6           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,041       |
| Acres          | 0.07        |
| Year Built     | 2018        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 1433 18 Avenue Nw |
| Subdivision | Capitol Hill      |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T2M 0W7           |

**Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |

# of Garages 2

## Interior

Interior Features Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Jetted Tub

Appliances Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Tile

Has Basement Yes

Basement Exterior Entry, Finished, Full

## Exterior

Exterior Features BBQ gas line, Private Yard, Awning(s)

Lot Description Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot, Cul-De-Sac

Roof Asphalt Shingle

Construction Stone, Stucco, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed July 26th, 2025

Days on Market 60

Zoning R-CG

## Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.