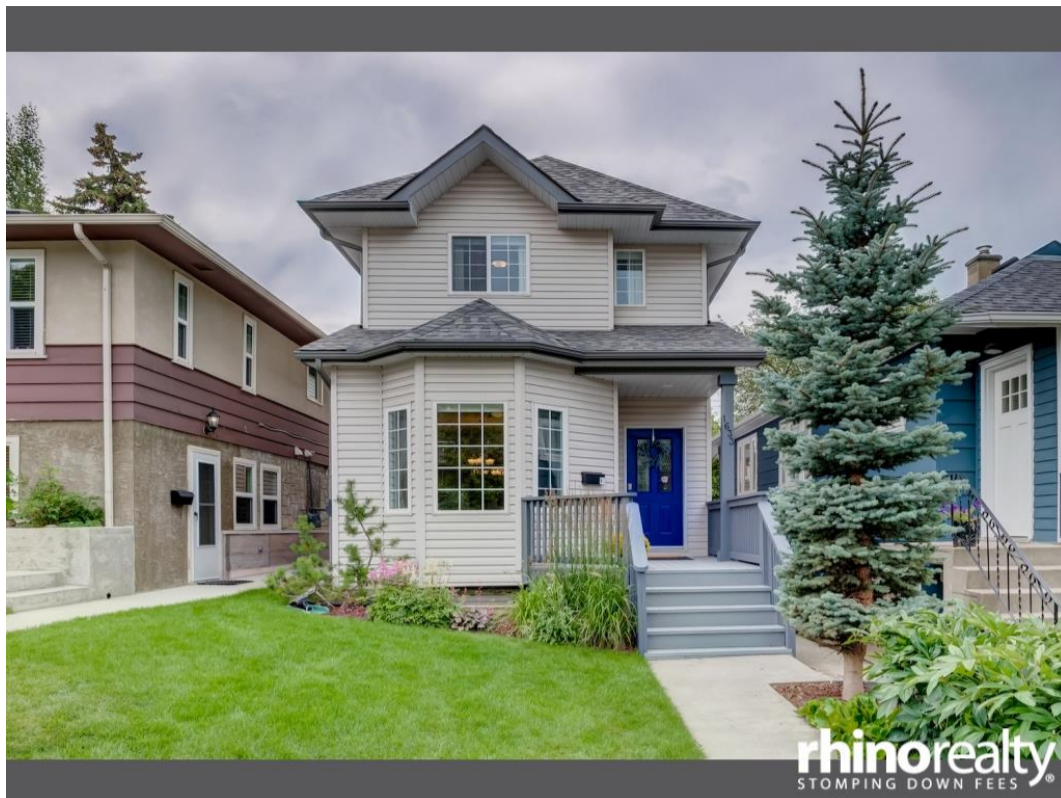




ID# 10700

MLS®# C4265340

\$579,900



Capitol Hill 1633 18 Avenue NW Calgary

Single Family
2-Storey
Year Built: 1998



4 Bedrooms



4 Bathrooms



1,514 Square Feet

For additional information on this listing
please call the Listing REALTOR® at:

403-993-1334

Property Highlights

Beautifully UPDATED, fully developed 2-storey home on a QUIET street in desirable Capitol Hill! Private SOUTH-facing back yard w/ MATURE trees, perennials & large deck. Gorgeous interior w/ knockdown ceilings throughout, 9 ft ceiling on main floor & top down/bottom up blinds. HARDWOOD flooring on the main floor w/ tile in the kitchen & entrances plus dry core sub floor in the basement w/ engineered hardwood! Bright main floor offers a spacious living & dining room w/ private 2-pce bath. PRISTINE white cabinets in the kitchen w/ STAINLESS appliances, GRANITE counter, marble backsplash, a movable island & good sized dining area! Cozy family room w/ gas fireplace. Upstairs, a SPACIOUS master offers his & hers double closets & a 4-pce ensuite w/ JETTED soaker tub. Two good sized kids' rooms plus a 4-pce bath. Basement has a rec room w/ 2nd f...

A FULL DESCRIPTION OF THIS PROPERTY, CAN BE VIEWED ONLINE AT [RHINOREALTY.COM/?ID=10700](https://rhinorealty.com/?ID=10700)



This Flat Fee Full Service client is fully represented by rhinorealty at all times throughout the sale of this property, including all offers and negotiations. If you have viewed this property with your agent, or one of our REALTORS®, and now wish to submit an offer, please contact (or have your agent contact) the listing REALTOR® directly at 403-993-1334.

All information is believed to be accurate, but is not guaranteed.
Property information should be verified by the buyer and/or buyer's agent.



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PROPERTY DETAILS

\$579,900

ID# 10700
MLS®# C4265340

1633 18 Avenue NW
Calgary, AB T2M 0X2

GENERAL DETAILS

Community: Capitol Hill
Property Type: Single Family
Style: 2-Storey, detached
Year Built: 1998
of Finished Levels: 3
Sq Ft Above Grade: 1514
Front Windows Face: North
Back Yard Faces: South

INTERIOR

Bedrooms: 4 total; 3 above grade; 1 below grade
Bathrooms: one 2-piece; three 4-piece; one is an ensuite

Rooms	Level	Size Feet	Size Metres
Living Room	Main Floor	16.7x10.2	5.1x3.1
Dining Room	Main Floor	12.0x10.2	3.65x3.1
Family Room	Main Floor	12.3x9.2	3.75x2.8
Kitchen	Main Floor	13.1x10.2	4.0x3.1
Rec Room	Basement	14.6x12.0	4.45x3.65
Master Bedroom	Upper Floor(s)	13.6x13.5	4.15x4.10
Bedroom	Upper Floor(s)	9.4x9.0	2.85x2.75
Bedroom	Upper Floor(s)	11.3x7.9	3.45x2.4
Bedroom	Basement	11.5x9.4	3.5x2.85

Basement: full, fully finished
Flooring: hardwood, tile, carpet
Fireplace(s): 2
Fireplace Fuel: Natural Gas
Heating: 1 Forced Air Furnace
Heat Fuel: Natural Gas
of Hot Water Tanks: 1
Included Items: refrigerator, freezer, electric stove, hood fan, washer, dryer, dishwasher, alarm system, garage opener & controls, all window coverings, garburetor
Interior Features: 9ft ceilings, stainless steel appliances, granite counter, knock down/upgraded ceiling texture, newer windows (under 5 years old), no smoking

EXTERIOR

Exterior Finish: vinyl siding
Foundation: Concrete
Roof: Asphalt
Parking Type: double detached
Total # of Parking Spots: 2
Location Attributes: fenced, fully landscaped, public transportation nearby, shopping nearby, schools nearby, playground nearby
Yard and Exterior Features: deck, landscaped, fully fenced
Acreage Features: municipal water

LEGAL, TAXES & FEES

Lot Dimensions	Feet	Metres
Lot Width at Front	25.0	7.62
Lot Width at Rear:	25.0	7.62
Lot Depth (Average):	120.1	36.6
Lot Area:	3003.2	279

Lot Shape: Rectangular
Property Taxes: \$4005.71, Annual



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