

\$1,988,888 - 627 18 Avenue Nw, Calgary

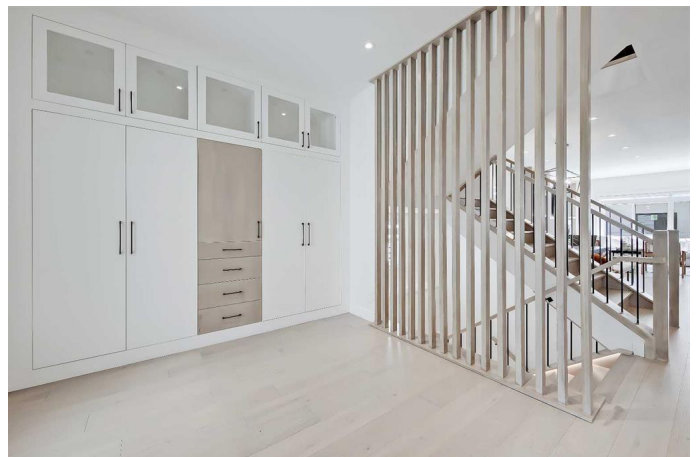
MLS® #A2144910

\$1,988,888

5 Bedroom, 7.00 Bathroom, 2,894 sqft
Residential on 0.10 Acres

Mount Pleasant, Calgary, Alberta

You need to see this impressive DETACHED INFILL in MOUNT PLEASANT! Situated on an oversized 37.5-ft x 120-ft lot, youâ€™re surrounded by mature trees, character homes, and other infills. Featuring engineered hardwood flooring, wood-wrapped stairs, LED lighting throughout, a second FULL KITCHEN, walk-in mudroom closet, a vaulted primary suite w/ STEAM SHOWER, an upper bonus room w/ built-in media centre, all bedrooms have PRIVATE ENSUITES w/ HEATED FLOORS, and the fully developed basement features a wet bar w/ island & B/I lighting, an additional home office or gym space, and a fourth bedroom w/ 4-pc ensuite w/ STEAM SHOWER! BE SURE YOU VIEW THE VIRTUAL WALKTHROUGH TO SEE ALL THE DESIGNER TOUCHES & UPGRADES! The location only adds to this highly desirable home â€“ just north of 16th Ave, youâ€™re nicely tucked away on a quiet street while enjoying the convenience of inner-city living. Parks, schools, shopping, & amenities are all around, including Confederation Park, Mt Pleasant Park, McHugh Bluff, King George School, & SAIT all within a few block's radius. Youâ€™re right between 4th & 10th Street, giving you access to restaurants & amenities along 4th and a straight shot to Kensington down 10th! The main floor of this exquisite home offers a grand foyer w/ an eye-catching wood slat divider wall and access to the elegant 2-pc powder room and the quiet front bedroom/office w/ 3-pc ensuite. The



open-concept kitchen/living/dining room is perfect for everyday family use & entertaining. The open kitchen offers you tons of space, w/ an oversized island w/ waterfall quartz countertop and bar seating, a dual basin undermount sink, and lots of lower drawers. There's more space in the FULLY EQUIPPED BUTLER'S PANTRY, w/ a second full-size fridge, sink, and 6-burner gas cooktop! The dining room features a designer chandelier and large transom windows, while the family room enjoys an inset gas fireplace w/ built-ins on either side w/ undercabinet lighting and direct access to the back deck through sliding glass doors. The rear mudroom has a shiplap feature wall, a bench, hooks, a coat closet, & WALK-IN CLOSET. Upstairs, you're greeted to a bonus room w/ a beautiful built-in media centre, built-in bookcase, two secondary bedrooms w/ walk-in closets and private ensuites w/ heated tile floors, and a nice laundry room w/ sink and quartz folding counter. The showstopper is the primary suite w/ vaulted ceiling and luxurious 5-pc ensuite w/ barn door entrance, standing shower w/ full-height tile & STEAM, dual vanity, and freestanding soaker tub! The living space continues into the basement, w/ an office/home gym, a large guest bedroom w/ a 4-pc ensuite w/ STEAM SHOWER and walk-in closet, and a main 2-pc bath. The spacious rec area features a built-in media centre w/ a sizeable wet bar, including an island w/ waterfall quartz counter, bar seating, open display shelves, sink, bar fridge, and stunning backsplash. 2 ACs will keep you cool on hot summer days! Finished garage w/ 2 EV chargers!

Built in 2023

Essential Information

MLS® #

A2144910

Price	\$1,988,888
Bedrooms	5
Bathrooms	7.00
Full Baths	5
Half Baths	2
Square Footage	2,894
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	627 18 Avenue Nw
Community	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0T5

Amenities

Parking Spaces	3
Parking	Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Lane, Back Yard, City Lot, Dog Run Fenced In, Low Maintenance Landscape, Street Lighting, Rectangular Lot

Roof Asphalt Shingle

Construction Wood Frame, Cement Fiber Board

Foundation Poured Concrete

Additional Information

Date Listed June 30th, 2024

Days on Market 3

Zoning R-C2

Listing Details

Listing Office RE/MAX House of Real Estate

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