

2421 18 Street NW  
Calgary, Alberta

MLS # A2201652



**\$889,000**

<b>Division:</b>	Capitol Hill		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,711 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Built-in Features, Chandelier, High Ceilings, Jetted Tub, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** N/A

Exceptional Bungalow in the Heart of Capitol Hill &ndash; A Rare Find! Welcome to this stunning 1,700 sq. ft. open-concept bungalow with a fully developed basement, offering over 3,180 sq. ft. of living space! Featuring 3+1 large bedrooms, 2+1 bathrooms, and an ideal layout, this home has been thoughtfully updated and is ready to meet all your needs. As you step inside, you're greeted by a grand foyer that leads into a bright, spacious living area with vaulted ceilings and wide plank hardwood floors throughout. Natural light pours in through skylights, enhancing the open feel of this inviting home. The kitchen is perfect for family gatherings and entertaining, and flows seamlessly into the dining and living areas. Enjoy ultimate convenience with a double attached garage, mud room and laundry room, and excellent storage throughout. The basement is fully developed, offering lots of additional living space, an extra bedroom, and a full bathroom&mdash;plus, it's ready for your final touches to make it your own! Outside, the beautifully landscaped yard includes a sprinkler system, offering a low-maintenance outdoor space to enjoy year-round. Location couldn't be better&mdash;situated in the highly sought-after Capitol Hill neighborhood, you're just minutes away from U of C and the University District, SAIT, Confederation Park, schools, public transit, and have exceptional access to downtown. Enjoy the best of both worlds with a peaceful, well-established community and easy access to everything the city has to offer. With many updates and renovations completed in 2014, this home combines modern style with classic charm, offering the perfect blend of comfort and convenience. Don't miss out on this rare opportunity to own a large beautiful bungalow with endless potential in one of Calgary's most desirable neighborhoods!