



Calgary-A-Mount Pleasant  
824 18 Avenue NW

LP \$ 849,000  
MLS #: C3620752

Status:	<b>Active</b>	Type:	Residential Detached Single Family
DOM:	0	Style:	2 Storey
Rms Abv Gd:	7	Year Built:	2010
Bedrms:	Above: 3/Ttl: 4	Basement:	Full
Full/Half Baths:	3/1	Bsmnt Dev:	Fully Finished
Tot Flr SqFt:	1819.12	Total Sq M:	169.0

Imagine living on one of the most picturesque streets in Mt. Pleasant & making memories in this beautifully elegant 2-Storey home. Enjoy morning coffee on the front porch & backyard barbeques in the private backyard. Inside, the well-cared for interior highlights lots of great space for living & entertaining. From the immaculate Tigerwood flooring, granite counters, lavish light fixtures and impressive millwork, to the open layout, 4 total bedrooms & 3.5 baths, this home has a lot to offer. High quality appliances, fixtures & finishings throughout, with the gourmet kitchen and living room as the focal points here, where everyone gathers. Relax & unwind in the fully-finished basement with large media/rec room, storage, and high-grade carpeting. Great restaurants, parks, bike paths, schools and shopping are just steps away. And it's a short walk to Kensington & Riley Park. Simply fabulous inner-city living, in a property which shows like a show home.

Directions:

Virtual Tour:

Brochure:

	<u>1Pc</u>	<u>2Pc</u>	<u>3Pc</u>	<u>4Pc</u>	<u>5Pc</u>	<u>6Pc</u>	Poss:60 days Negotiable		<u>Level</u>	<u>Mtr2</u>	<u>SqFt</u>
Full Baths:	0	1	0	2	0	0	Occupancy: Seller		Main:	81.6	878.02
Enst Baths:		0	0	0	1	0			Uppr:	87.3	940.02
Addl Rms:	Finish Levels: 3						Garage Dim:		AbGd:		
Fin Fpl/Rgh:	1/	Fplc Fuel: Gas Only					Elem Schl:	<a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>	Lowr:	79.0	850.03
Fireplace:	See Remarks						Middle Schl:	<a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>	BIGd:		
Parking:	Double Garage Detached						High Schl:	<a href="http://www.cbe.ab.ca">www.cbe.ab.ca</a>	Total A.G:	169.0	1,819.12

Living Room:	3.71x4.44	M	Master Bdrm:	4.04x3.73	U
Dining Room:	1.83x3.05	M	Bedrm 2:	3.61x3.50	U
Kitchen:	6.09x2.59	M	Bedrm 3:	3.49x3.50	U
Family Room:			Bedrm 4:	4.77x3.05	L
Den:	3.05x2.21	M	Recreation Room	5.43x3.17	L

Bonus Room:

Flooring:	Hardwood, Carpet, Non-Ceramic Tile	Foundation:	Concrete
Construct:	Wood Frame	Heat Type:	Forced Air-1
Roof:	Asphalt Shingles	Heat Fuel:	Natural Gas
Exterior:	See Remarks	Remodel:	
Site Influen:	Fenced, Flat Site, Back Lane, Landscaped, Playground Nearby, Schools, Shopping Nearby, Public Transportation	Features:	Deck, No Smoking Home, Wall Unit-Built-In, Broadloom-Upgraded, Closet Organizers, Porch
Goods Incl:	Refrigerator, Stove-Gas, Dishwasher-Built-In, Oven-Microwave, Oven-Built-In, Garage Opener-2 Control, Washer, Dryer, Hood Fan, See Remarks, Alarm/Security System, Vacuum Systems, Window Coverings-All	Amenities:	
		Restrict:	N-KNW
		Goods Excl:	

Warranty: None  
Front Exposure: S

Prop Class:	Single Family	Condo/HOA:	Condo:	HOA:
Condo Name:		Condo/HOA Incl:		
Prk Encl/TTL:	2/2			
Reg Size:				

Total Lot M2:	279.0	Lot Dimen:	
Frontage:	7.6	Lot Shape:	Rectangular
Depth:	36.6	Zoning:	R-C2
Conform:		Front Expos:	S
	Cnform Yr:		

Mortgage:	\$0	Cash Down:	
Payments:		Due:	
Rate:		Lender:	
Taxes:	\$ 4,709 - 2013	Local Improve	