

# \$779,900 - 446 18 Avenue Ne, Calgary

MLS® #A2243844

**\$779,900**

3 Bedroom, 4.00 Bathroom, 1,931 sqft

Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

\*\*\*\*OPEN HOUSE - SUNDAY, SEPTEMBER

21 - 2:00 PM - 4:00 PM AT 446 18 AVE

NE\*\*\*\* A very special location! Situated on a quiet street with downtown skyline views & facing a large, beautifully treed park with a playground area set up for children.

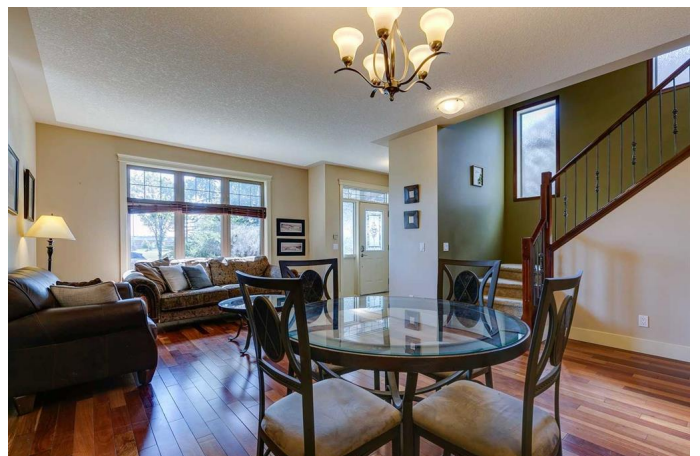
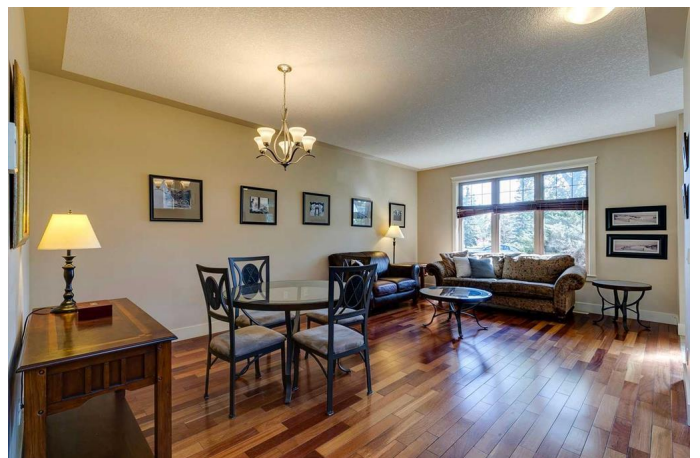
Convenient access to Deerfoot Trail, downtown, transit, shopping & schools.

Luxuriously appointed finishes inside this fully developed, two storey with over 2839 sq. ft. of professionally developed living space.

Spacious foyer with double closet, combination great room/dining room, with 9'™ ceilings & rich solid wood floors. Very open kitchen with extended height cabinetry, a huge island with breakfast bar & a pantry. Cozy family room with gas fireplace, a full wall of built-ins & French door access to a back deck. There is a powder room tucked away 2 steps down from the main floor. Upstairs features 3 large bedrooms including a king size master with walk-in closet & a luxurious 5pc ensuite. There is a 4pc bath conveniently located next to the spacious laundry room on the 2nd floor. The lower level is fully finished & includes a cozy rec room with a built-in bar area, a huge office space & a full bath. The yard is a good size & includes a double detached garage & deck with gas hookup for a BBQ.

Built in 2004

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2243844               |
| Price          | \$779,900              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,931                  |
| Acres          | 0.07                   |
| Year Built     | 2004                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 446 18 Avenue Ne          |
| Subdivision | Winston Heights/Mountview |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2E 1N4                   |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                   |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s), Bar, Breakfast Bar, Bookcases, Storage |
| Appliances        | See Remarks                                                                                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                           |
| Cooling           | None                                                                                                                                                              |
| Fireplace         | Yes                                                                                                                                                               |
| # of Fireplaces   | 1                                                                                                                                                                 |
| Fireplaces        | Gas                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                               |
| Basement          | Finished, Full                                                                                                                                                    |

**Exterior**

|                   |                                                        |
|-------------------|--------------------------------------------------------|
| Exterior Features | Private Yard                                           |
| Lot Description   | Back Lane, Back Yard, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                        |
| Construction      | Stone, Stucco                                          |
| Foundation        | Poured Concrete                                        |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 29th, 2025 |
| Days on Market | 54              |
| Zoning         | R-CG            |

**Listing Details**

|                |                           |
|----------------|---------------------------|
| Listing Office | RE/MAX Landan Real Estate |
|----------------|---------------------------|

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