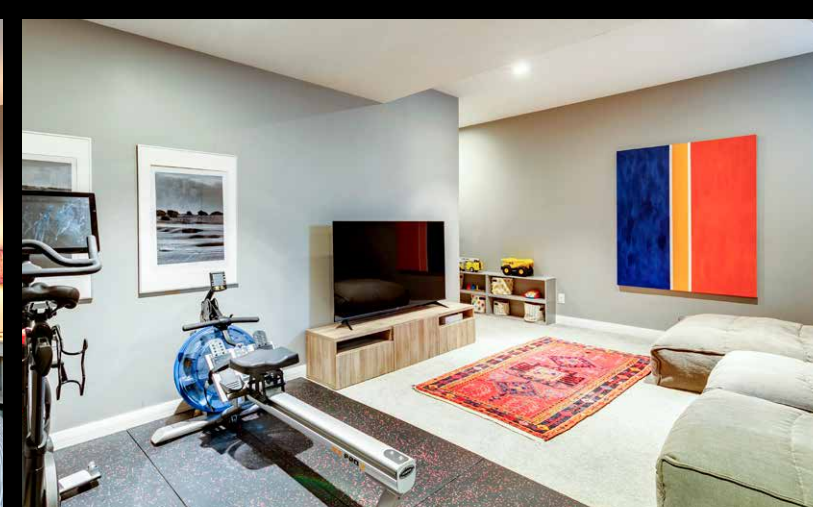
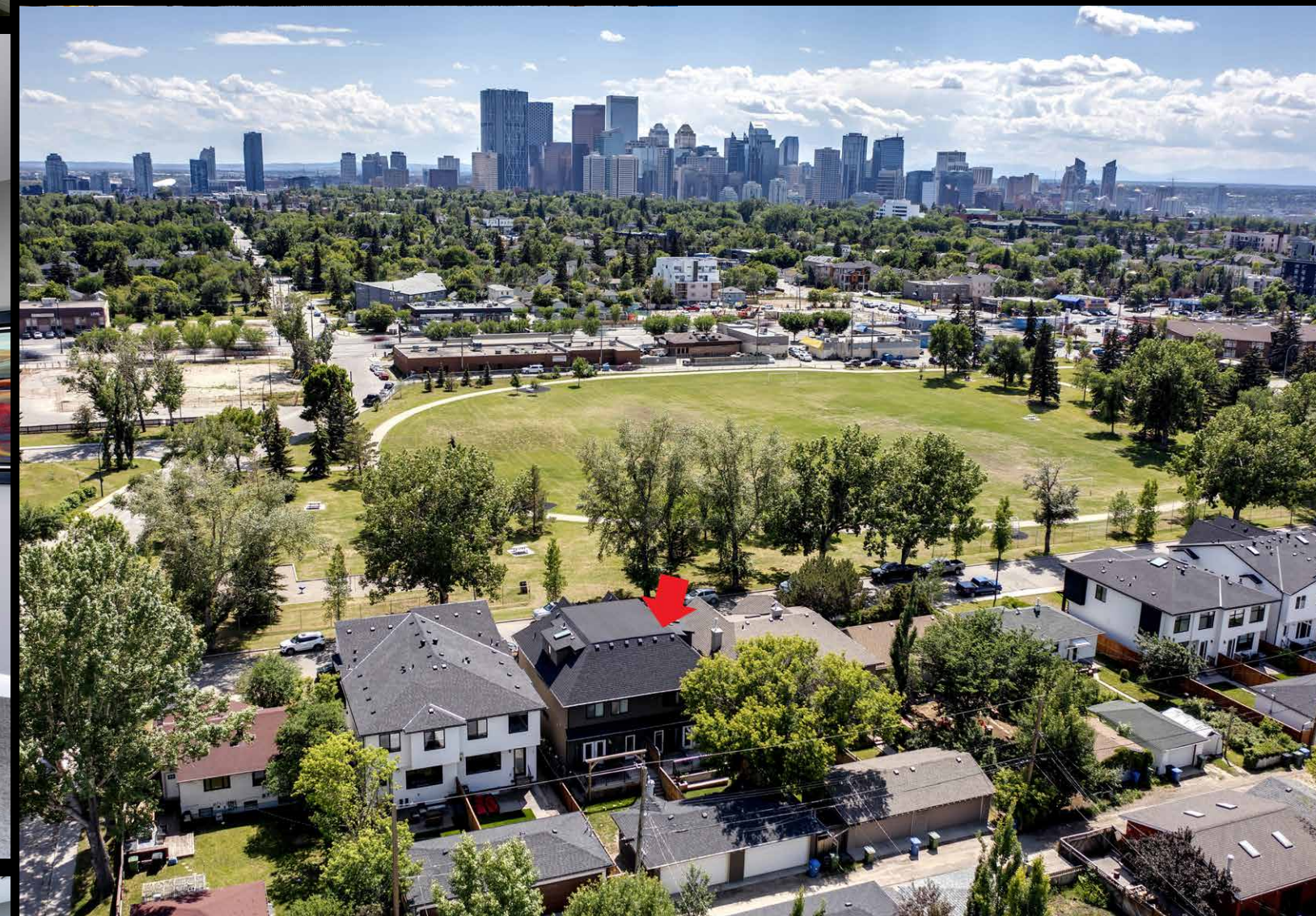
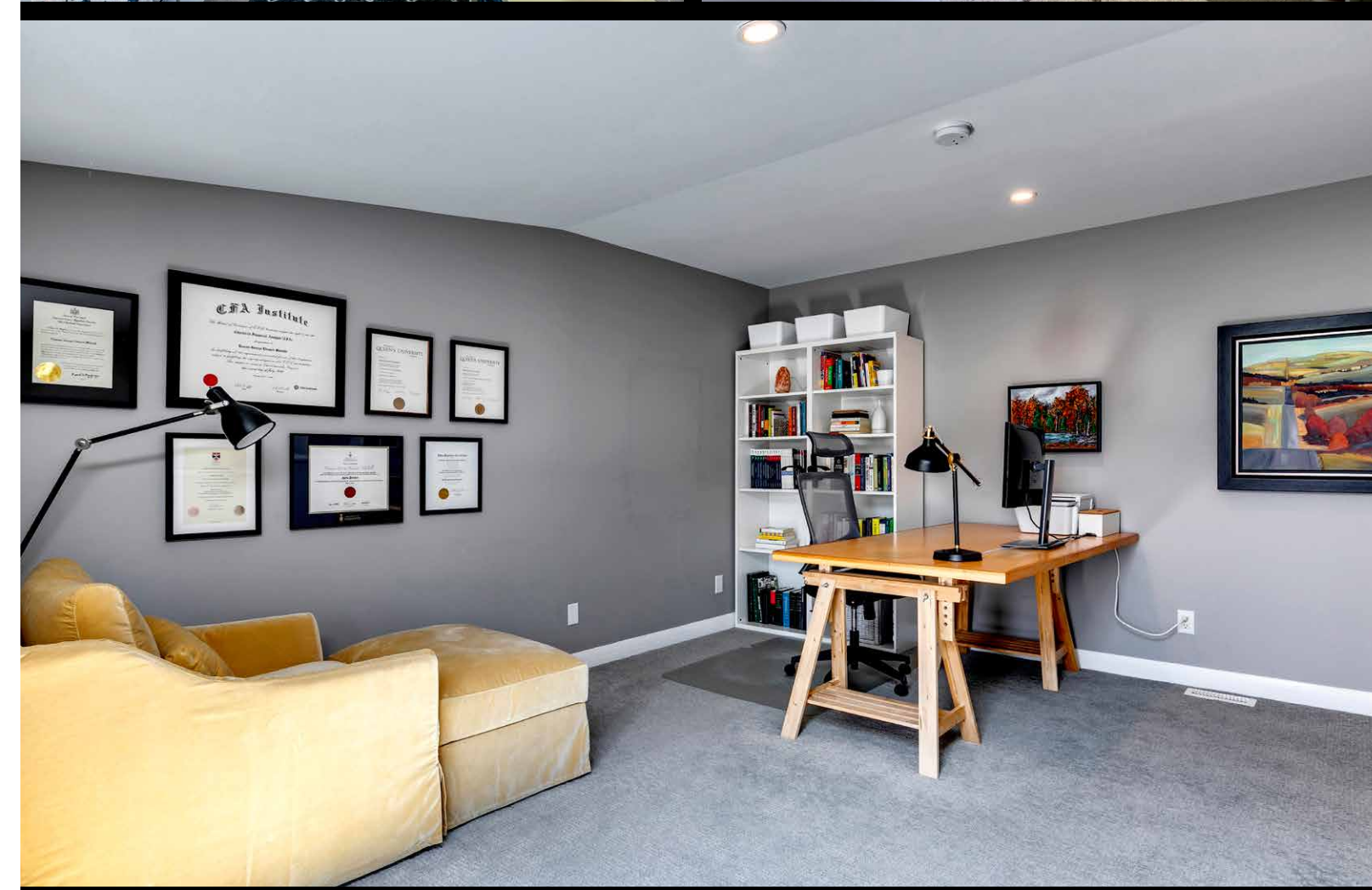




Welcome Home To

450 18 AVE NE

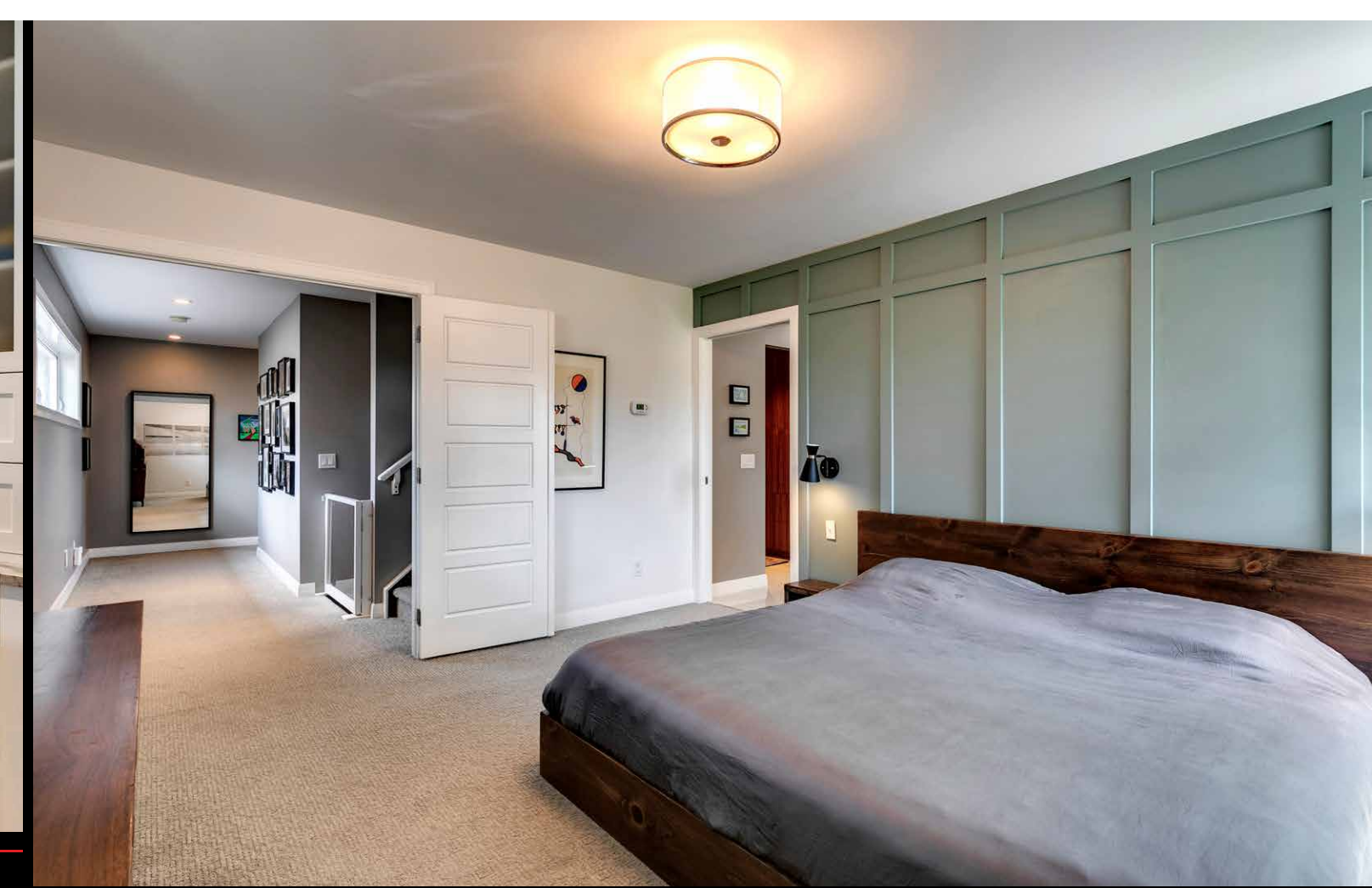
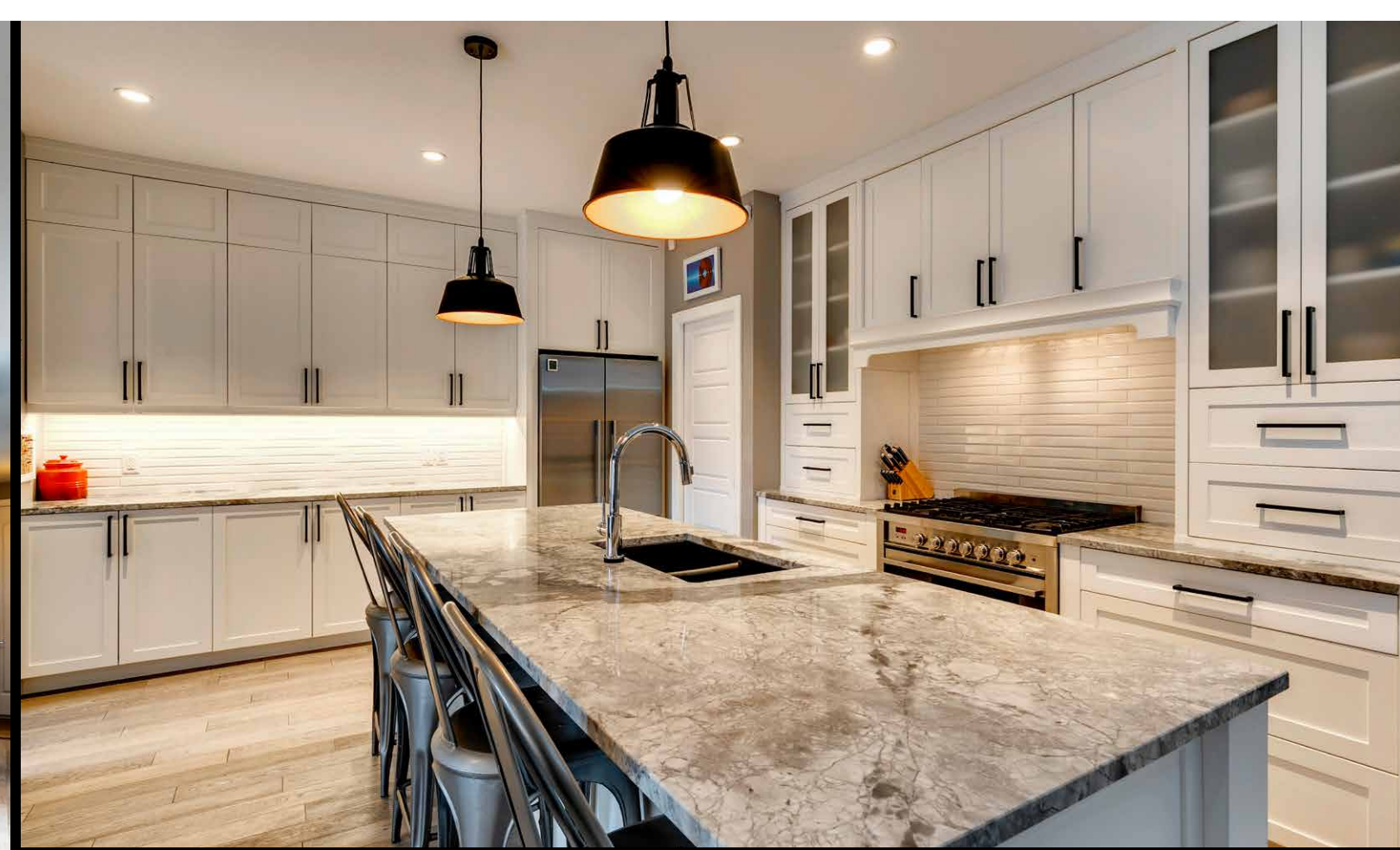
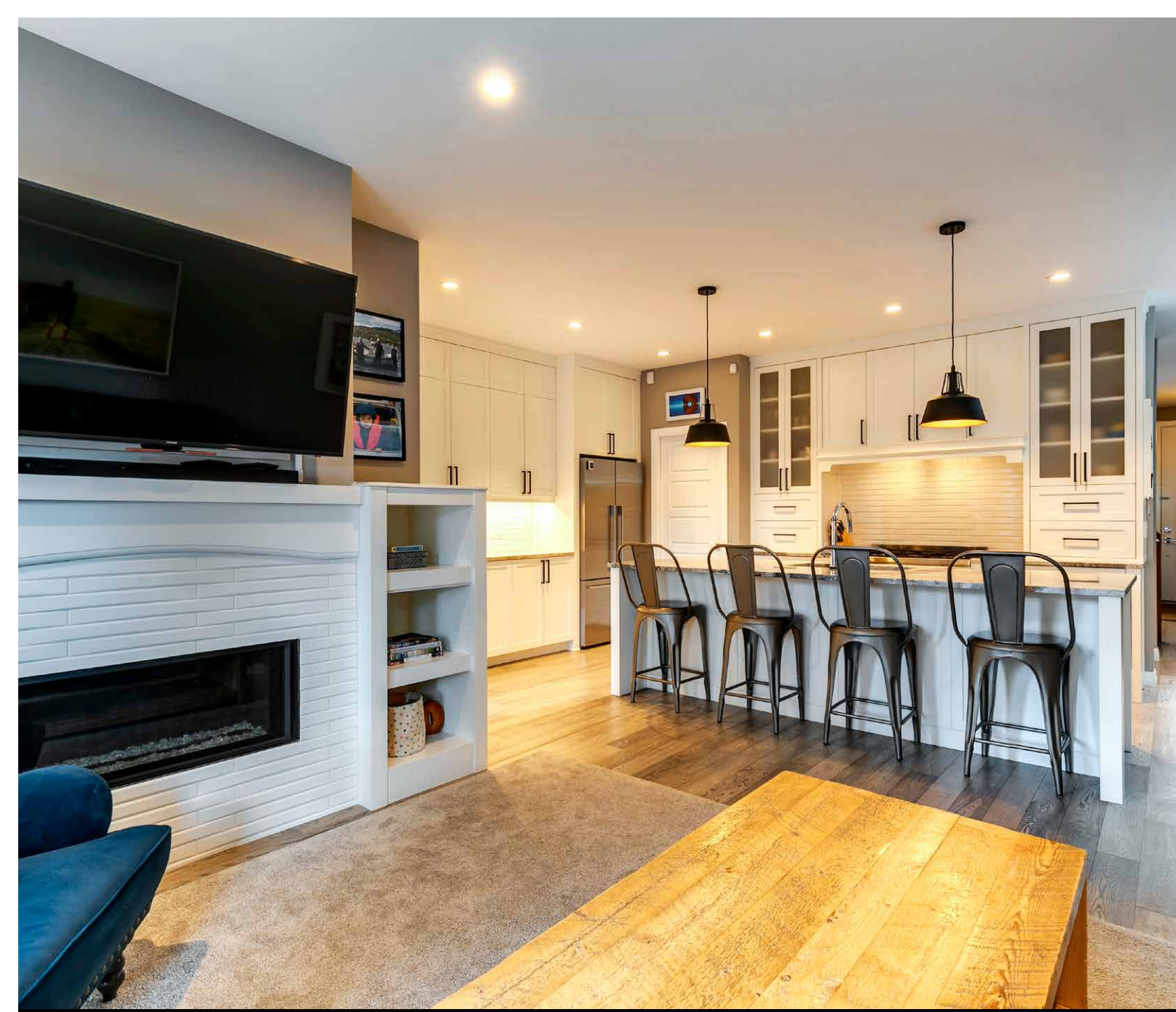


Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED BROTHER

Phone: 403-874-0424
www.zaharko.com - chris@zaharko.com

Top 1% Nationally



home! Offering 4 Bedrooms, 4 Bathrooms and 3,000 sq ft of finished living across the 4 levels. With its unique floorplan the main level is perfect for entertaining. Off the foyer is the dining room with park and city views that has been beautifully finished with coffered ceilings and wainscotting. Open to the Livingroom with garden doors and cozy gas burning fireplace, the gourmet kitchen is any chef's dream! The large marble counter topped island with breakfast bar pairs perfectly with the stainless-steel appliances, gas range and incredible amount of cabinets and storage! The mudroom with built-in storage and bench, a walk-in pantry and 2 pc bath finish this level. 2 nice sized bedrooms and a 4-pc bath are on the 2nd level. Down the hall is the large primary suite complete with a 4-pc bath with walk-in shower, 2 vanities and soaker tub, an 11' walk-thru closet featuring custom mid century finished cabinetry, a water closet and laundry room with access from the closet or hallway. The 3rd level provides a unique area for a home office or family room with west facing window and skylight. Recessed lighting, built-ins, central air conditioning and high ceilings can be found throughout this home. The 9 ft ceilings extend to the basement living areas. A large 4th bedroom with walk-in closet, an additional 4 pc bathroom, storage room and rec room complete this level. Enjoy this backyard escape with large sunny deck perfect for grilling, mature tree, backyard fireplace and landscaped garden with custom built planters and bench. The detached double garage ensures you won't need to fight for parking! Across from Monroe Park with walking path and workout stations. Steps to Mountain View School (K-12). Walking distance to Calgary Co-op, Safeway and bike paths. Enjoy the restaurants and amenities of 16th Ave NW, Centre St & Edmonton Trail! Steps to transit with a quick ride to Lions Park C-Train making for easy access to SAIT, AU Arts, The University of Calgary, Foothills Medical Centre and Mount Royal University.

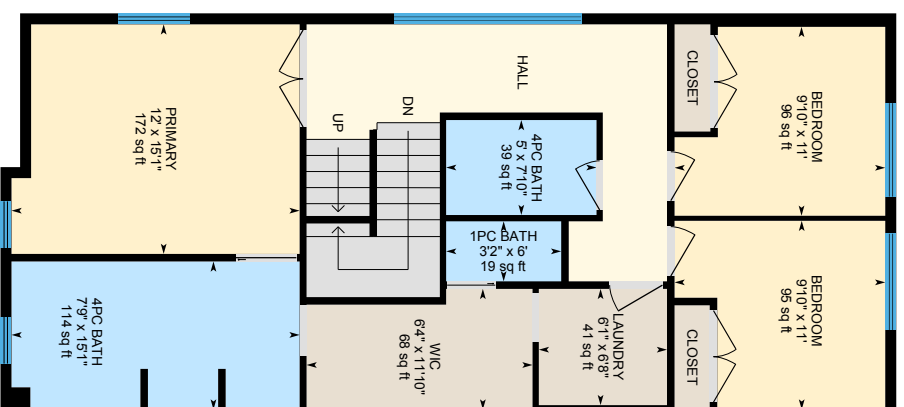
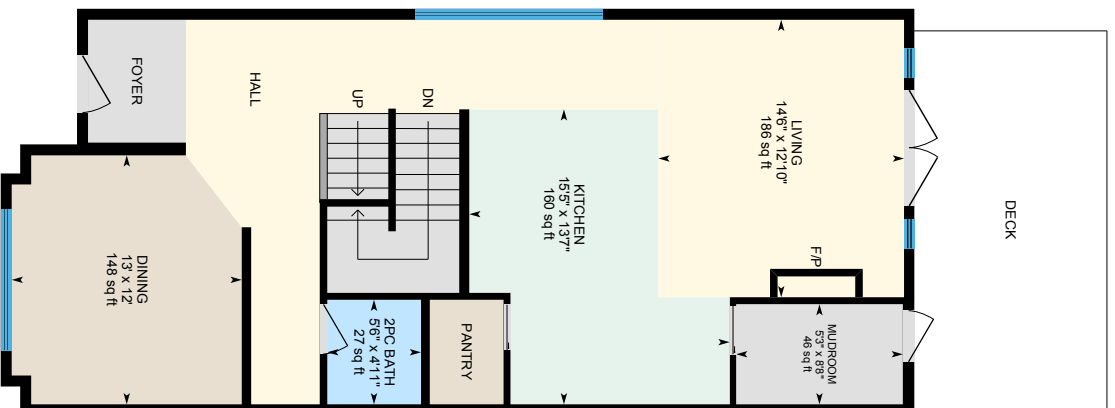


Chris Zaharko

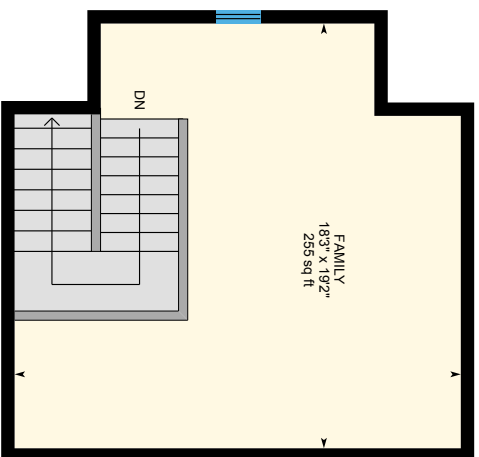
Phone: 403-874-0424
www.zaharko.com
chris@zaharko.com

MLS:	A2061031
Year Built:	2015
Subdivision:	Winston Heights/Mountview
Type:	Duplex
Class:	Semi Detached (Half Duplex)
Taxes:	\$5,158.00/2023
Size:	3,000 SqFt Finished Living Space

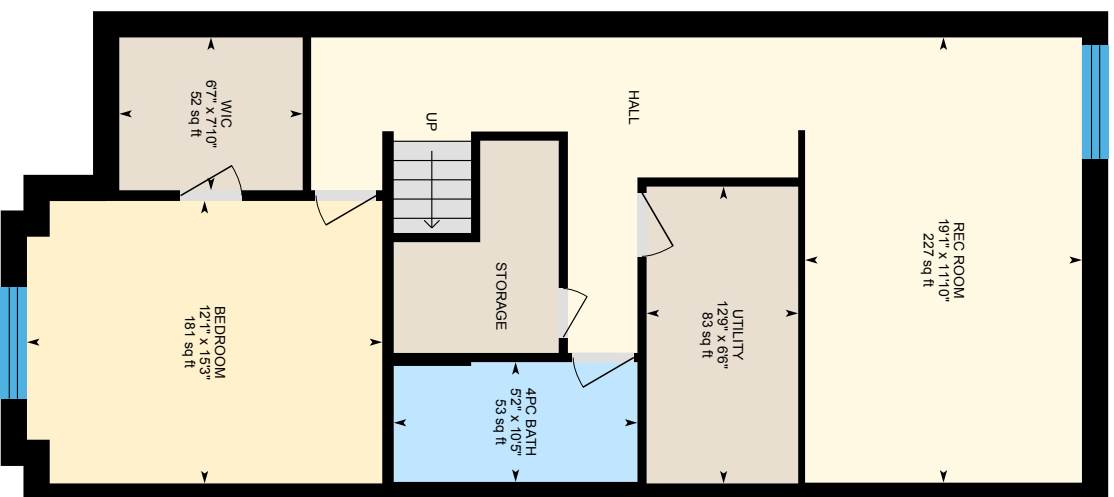
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450 18 Avenue NE
Calgary, AB T2E 1N4



3rd Floor
363.76 sq ft



Basement (Below Grade)
983.17 sq ft

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