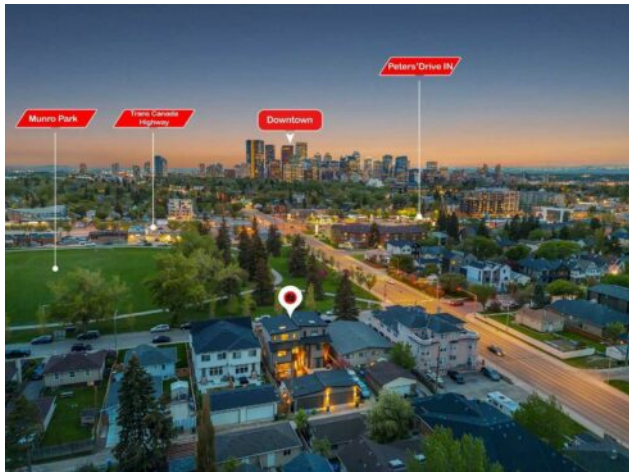


412 18 Avenue NE  
Calgary, Alberta

MLS # A2137118



## \$1,049,000

<b>Division:</b>	Winston Heights/Mountview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	3 Storey, Side by Side		
<b>Size:</b>	2,673 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Low Maintenance Landscape, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** Gazebo

The owner would like to send share their letter to prospective buyers. "My wife and I has put our heart and soul into designing and building this home for our family to live in. We was a builder and this home was built by ourselves, we took pride of our quality work and pride of ownership in building and maintaining this home till now. From high-end exterior Aluminum, Stucco, to quality finishing inside including smooth flooring with enhanced Plywood subfloor, wood and glass railing, top of the line commercial kitchen appliances, all Grohe faucets, 10mm grass of showers, railing through the house, granite counter top through the house. Of the main reason, we chose to build our home hear is because of the perfect location, across the park giving plenty of parking space, quite street but still very close to 16 Ave and easy access to Deerfoot, also convenient bus stop just few walk away for our kids going to schools. You will also have great view to downtown from the Master bedroom. The house was built with of of details using top notch materials, appliances. The home is very cool in summer and warm in winter, we never need AC although we have the rough in for it, basement has in floor heating but I never need to turn it on because it's very warm in winter in the basement. My Realtor will compose a list of features of this home and will put it in last picture of listing. This home is a great place for your family, thank you"