\$770,000 - 446 18 Avenue Ne, Calgary

MLS® #A2267949

\$770,000

3 Bedroom, 4.00 Bathroom, 1,931 sqft Residential on 0.07 Acres

Winston Heights/Mountview, Calgary, Alberta

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 fover 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® # A2267949 Price \$770,000 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 Bar, Bookcases, Breakfast Bar, Chandelier, Closet Organizers, Double

Vanity, Granite Counters, Kitchen Island, Open Floorplan, Pantry,

Storage, Walk-In Closet(s)

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement 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 October 30th, 2025

Days on Market 1

Zoning R-CG

Listing Details

Listing Office RE/MAX Landan Real Estate

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.