\$1,150,000 - 1526 18 Avenue Nw, Calgary

MLS® #A2199933

\$1,150,000

5 Bedroom, 4.00 Bathroom, 2,036 sqft Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

This BRAND-NEW semi-detached infill in CAPITOL HILL offers a superb floorplan with a LEGAL BASEMENT SUITE . Capitol Hill is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. The Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT & UofC a short bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild AND 14 St easily accessible from this inner-city location. With an amazing layout & premium finishes, you'II discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including 10-ft ceilings on the main level & a fully-developed basement w/a LEGAL SUITE . The main floor boasts large primary living spaces, including a bright front dining room, and a large central kitchen with an oversize island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the back patio â€" perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you're greeted with high end carpet, leading you into the two secondary bedrooms w/ built-in closets, a spacious







laundry room and a main 4-pc bath w/ modern vanity and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple windows for tons of natural light, and a large walk-in closet w/ built-in storage. plus 5 piece ensuite washroom. The fully-developed LEGAL BASEMENT SUITE enjoys private access through a secure side entrance, 2 generous-sized bedrooms w/ built-in closet, a spacious and contemporary 4-pc bath w/ modern tile & vanity, large windows, separate washer & dryer, plus a large living room area! The kitchen is thoughtfully arranged with quartz countertops, full-height cabinetry, and lower drawers. Take a drive by the house and see how this house will suit your family perfectly!

Built in 2025

Essential Information

MLS® # A2199933 Price \$1,150,000

Bedrooms 5

Bathrooms 4.00

Full Baths 3

Half Baths 1

Square Footage 2,036

Acres 0.07

Year Built 2025

Type Residential

Sub-Type Semi Detached

Style 2 Storey, Side by Side

Status Active

Community Information

Address 1526 18 Avenue Nw

Subdivision Capitol Hill

City Calgary

County Calgary
Province Alberta
Postal Code T2M 0W8

Amenities

Parking Spaces 4

Parking Double Garage Detached

of Garages 2

Interior

Interior Features Kitchen Island

Appliances Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave,

Oven-Built-In, Range Hood, Refrigerator, Washer, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, Landscaped, Rectangular Lot

Roof Asphalt Shingle

Construction Stucco, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 6th, 2025

Days on Market 31

Zoning R-CG

Listing Details

Listing Office Royal LePage METRO

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.