

# \$1,099,000 - 1526 18 Avenue Nw, Calgary

MLS® #A2219575

**\$1,099,000**

6 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, youâ€™ll 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, youâ€™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® #	A2219575
Price	\$1,099,000
Bedrooms	6
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	5
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Washer/Dryer, Oven-Built-In
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, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 9th, 2025
Days on Market	59
Zoning	R-CG

### Listing Details

Listing Office	Royal LePage METRO
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