

# \$1,049,000 - 1526 18th Avenue Nw, Calgary

MLS® #A2235357

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**\*\*Open House on Sunday, September 14, 11am-1pm\*\*** Brand new luxury infill in Capitol Hill with a fully legal 2-bedroom basement suite – an unbeatable value in this prime inner-city location. Perfect for extra income or extended family, this suite alone makes this home a standout investment.

Main floor boasts 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs offers a vaulted primary suite with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, full bath, and laundry.

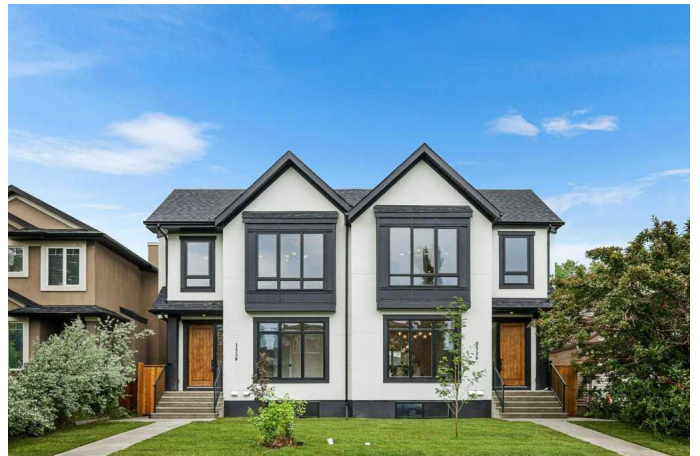
The legal suite features a private entrance, two big bedrooms, full kitchen, laundry, and bright living space – ideal mortgage helper or rental opportunity.

Extras include high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garage, full landscaping, and a Certified New Home Warranty.

Move-in ready and close to SAIT, U of C, schools, parks, and shops. This is smart, stylish, income-generating living – and it won't last.

Built in 2025

## Essential Information



|                |                        |
|----------------|------------------------|
| MLS® #         | A2235357               |
| Price          | \$1,049,000            |
| Bedrooms       | 5                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,027                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 1526 18th Avenue Nw |
| Subdivision | Capitol Hill        |
| City        | Calgary             |
| County      | Calgary             |
| Province    | Alberta             |
| Postal Code | T2M 0W8             |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer                                                                                                                                                                                     |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                         |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                               |

|              |                                                         |
|--------------|---------------------------------------------------------|
| Fireplaces   | Gas                                                     |
| Has Basement | Yes                                                     |
| Basement     | Exterior Entry, Finished, Full, Suite, Walk-Up To Grade |

## Exterior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                             |
| Lot Description   | Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting |
| Roof              | Asphalt Shingle                                                                                            |
| Construction      | Stucco, Wood Frame                                                                                         |
| Foundation        | Poured Concrete                                                                                            |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 74              |
| Zoning         | RCG             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.