



THE
A-TEAM

**RE/MAX
FIRST**

48 18 Street #48, Calgary T2N 3K5

MLS® #: **A2102530**

Area: **Hillhurst**

Listing Date: **01/20/24**

List Price: **\$2,500,000**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,176 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,688**
Low Sqft:
Ttl Sqft: **3,688**

DOM

117
Layout
Beds: **4 (3 1)**
Baths: **4.5 (4 1)**
Style: **3 Storey**

Parking

Ttl Park: **2**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached,Oversized,See Remarks

Utilities and Features

Roof: **Flat Torch Membrane,Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony,Private Yard**

Construction:

Brick,Composite Siding,Concrete,Stucco

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Gas Cooktop,Microwave,Range Hood,Refrigerator**

Int Feat: **Built-in Features,Chandelier,Closet Organizers,Double Vanity,Elevator,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Storage,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	22`0" x 14`7"	Dining Room	Main	15`0" x 11`11"
Bedroom - Primary	Second	13`11" x 13`0"	Walk-In Closet	Second	12`5" x 10`7"
Bedroom	Second	12`8" x 11`0"	Bedroom	Second	15`0" x 10`10"
Laundry	Second	8`6" x 5`8"	Bonus Room	Third	18`4" x 17`8"

Office
Exercise Room
2pc Bathroom
4pc Bathroom
5pc Ensuite bath

Third
Basement
Main
Basement
Second

23`6" x 12`0"
12`11" x 12`0"

Bedroom
Game Room
3pc Bathroom
3pc Ensuite bath

Basement
Basement
Third
Second

11`0" x 10`9"
21`6" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-C2

1910475

Remarks

Pub Rmks:

Every inch of this home has been thoughtfully designed w/ the luxuries your family deserves in mind! Make this 4,830 sq ft DETACHED INFILL on a CORNER LOT by Cityside Developments your family's dream home in beautiful HILLHURST, coming late fall 2024! This upscale home offers your family a unique lifestyle. Hillhurst, & neighbouring Kensington, is home to your favourite eats like Hayden Block, Red's Diner, Pie Junkie, Vero Bistro, & Pulcinella. Spend an afternoon at the Regal Cat Café, then take a walk along the Bow River Pathway & over to Made by Marcus for an evening treat. This entire round-trip excursion is only a 53-min walk door-to-door! The Bow River Pathway system is a block South & Edworthy Park is only 5 min away. Highly commutable, you're close to 14th St, Crowchild Trail, & Memorial Dr! The curb appeal of this home is unlike any other, w/ full-height windows set against a classic brick exterior w/ concrete front patio & built-in planters. The breathtaking design continues past the threshold, into the foyer w/ a 3-STOREY OPEN TO ABOVE view! A dedicated dining room greets you just inside w/ ceiling-height windows & convenient access to the hidden butler's pantry. The unbelievable chef's kitchen features all the amenities you want in a designer home - custom cabinetry, 2xPANTRIES, a central island w/ quartz countertop, under-cabinet lighting, & a hidden butler's pantry. The premium MIELE S/S appliance package includes a gas cooktop, built-in wall oven/microwave, extra-wide French door fridge, dishwasher, & a standing freezer in the pantry. The BUTLER'S PANTRY HAS TWO HIDDEN DOORS w/ built-in shelving, prep sink, quartz countertop, & more custom cabinetry. The kitchen flows into the living area w/ an inset gas fireplace w/ tile surround, a built-in TV counter, & bi-parting patio doors to a SOUTH BACKYARD . The rear mudroom is tucked away w/ built-in cabinets & bench to keep everything organized. HERRINGBONE HARDWOOD FLOORS throughout. Highly convenient for anyone, a home ELEVATOR is a welcomed resource, making entertaining on the third floor a breeze! Upstairs are the home's bedrooms & a large laundry room. The primary suite features ceiling-height windows, an oversized walk-in closet w/ built-in shelving, & a spa-like ensuite w/ TWO-WAY GAS FIREPLACE, heated tile floors, a fully tiled walk-in steam shower w/ double rain shower heads, a floating bench, a dual vanity, & a freestanding soaker tub. Both secondary bedrooms are JR SUITES w/ walk-in closets & 3-pc ENSUITES w/ shower & full-height tile. The third-floor loft will be your family's go-to space, w/ ceiling-height windows, a bi-parting patio door leading to the large balcony with DOWNTOWN & RIVER VIEWS, rec area, full wet bar, & 3-pc bath. Plus, there's an office space and ceiling-height windows. Enjoy more living space in the basement w/ rec area, wet bar, home GYM, fourth bedroom, 4-pc bath, & a lower mudroom w/ walk-in closet, bench, & UNDERGROUND CORRIDOR ACCESS to the detached garage!

Inclusions:
Property Listed By:

N/A
RE/MAX House of Real Estate

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123



