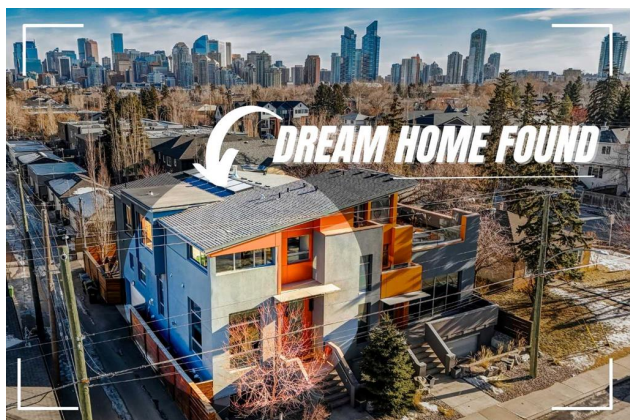


110 18 Street, Calgary T2N2G3

MLS®#: **A2190860** Area: **Hillhurst** Listing Date: **01/29/25** List Price: **\$1,150,000**  
 Status: **Active** County: **Calgary** Change: **-\$29k, 12-Feb** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Calgary**  
 Year Built: **2008**  
Lot Information  
 Lot Sz Ar: **2,637 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane, Corner Lot, Low Maintenance Landscape**  
 Park Feat: **Double Garage Attached, Heated Garage**

Finished Floor Area

Abv Sqft: **2,272**  
 Low Sqft:  
 Ttl Sqft: **2,272**

DOM

**40**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey, Attached-Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete, Metal Frame, Stucco**  
 Heating: **In Floor, Forced Air, Natural Gas** Flooring: **Ceramic Tile, Concrete, Hardwood**  
 Sewer: Ext Feat: **Lighting** Water Source: **Poured Concrete**  
 Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer**  
 Int Feat: **Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>20`0" x 13`9"</b>	<b>Dining Room</b>	<b>Main</b>	<b>20`0" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 28`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	
<b>Mud Room</b>	<b>Main</b>	<b>9`5" x 5`2"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`2" x 13`2"</b>
<b>Family Room</b>	<b>Second</b>	<b>8`10" x 17`5"</b>	<b>4pc Bathroom</b>	<b>Second</b>	
<b>Bedroom</b>	<b>Second</b>	<b>13`0" x 8`10"</b>	<b>Bonus Room</b>	<b>Second</b>	<b>8`10" x 17`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`3" x 13`0"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	

**Family Room  
Bedroom**

**Basement  
Basement**

**19' 0" x 17' 1"  
13' 10" x 9' 3"**

**3pc Bathroom**

**Basement**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1011087**

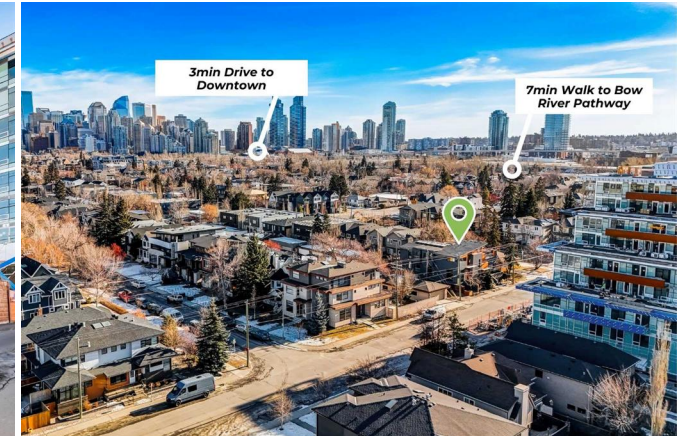
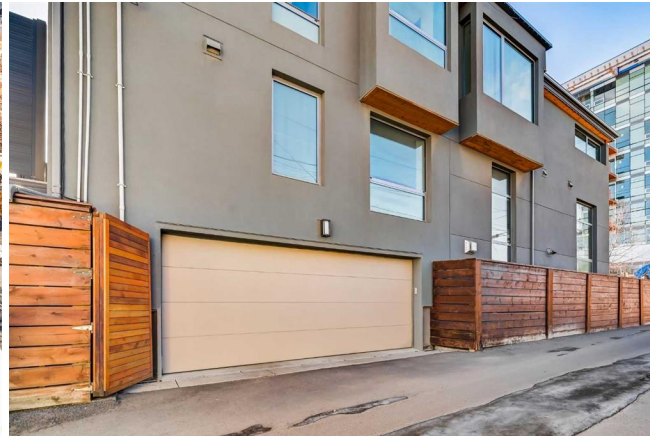
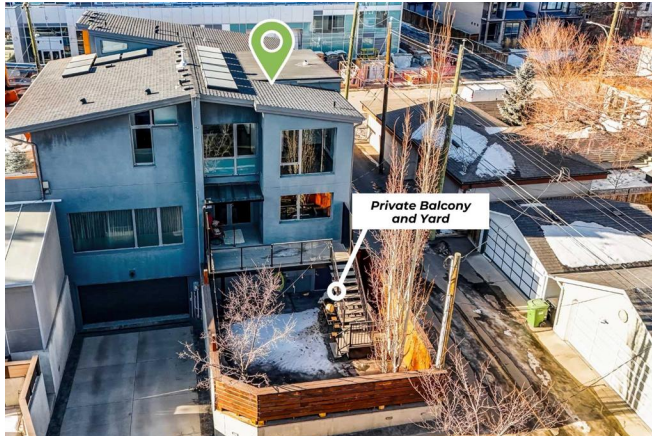
Zoning:  
**R-CG**

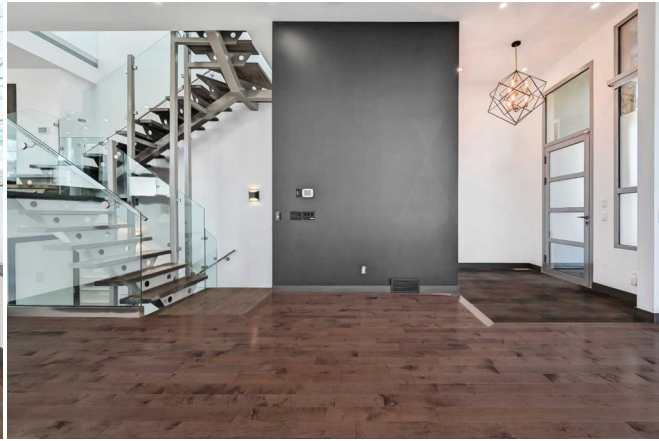
Remarks

Pub Rmks: **Experience luxury living in this one-of-a-kind, architect-designed home in the heart of Hillhurst. Boasting 2,272+ sq. ft. of meticulously crafted space, this three-bedroom + flex room, four-bathroom residence combines modern elegance with superior craftsmanship. Upon entry, you're greeted by 14-ft ceilings and an abundance of natural light from expansive custom European windows (with electric blinds). The open-riser steel staircase with tempered glass panels is a true architectural statement, seamlessly connecting the split-level main floor. The gourmet kitchen, featuring Leicht cabinetry from Germany, a premium Miele appliances including a handy beverage cooler, and granite countertops, overlooks the living space and opens to an east-facing balcony. Upstairs, vaulted ceilings and seven skylights flood the home with natural light. The primary suite is a private retreat, complete with a spa-inspired ensuite featuring a steam shower, soaker tub, and rainfall showerhead. Two additional bedrooms, a full bathroom, and a versatile loft/bonus space complete the upper level. The fully developed lower level features a spacious rec room with a modern gas fireplace, heated epoxy flooring, a full bathroom, and a flex room—ideal for a gym, office, or convert to fourth bedroom. Built to commercial-grade standards, this steel-frame home is fully soundproofed with 2lb spray foam insulation, ensuring energy efficiency and privacy. The attached heated double garage adds convenience, while the professionally landscaped backyard offers a serene retreat with a cedar fence, GEM Stone ambient lighting, and mature trees. Located in an unbeatable location: 3-minute walk to Queen Elizabeth School, 7-minute walk to the Bow River Pathway, 3-minute drive to downtown & steps from Kensington's best restaurants, cafés, and shops. A truly exceptional home, priced below replacement cost. Don't miss this rare opportunity—book your private showing today!**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

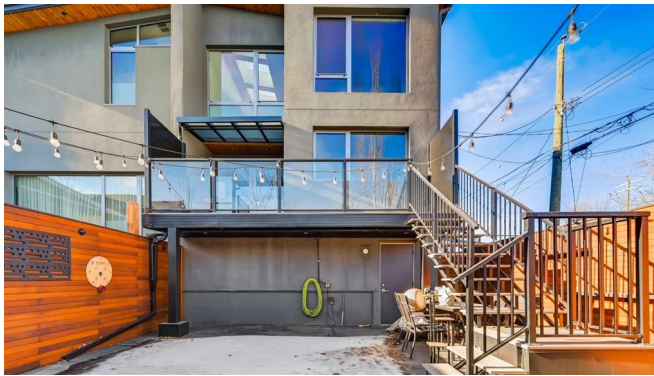
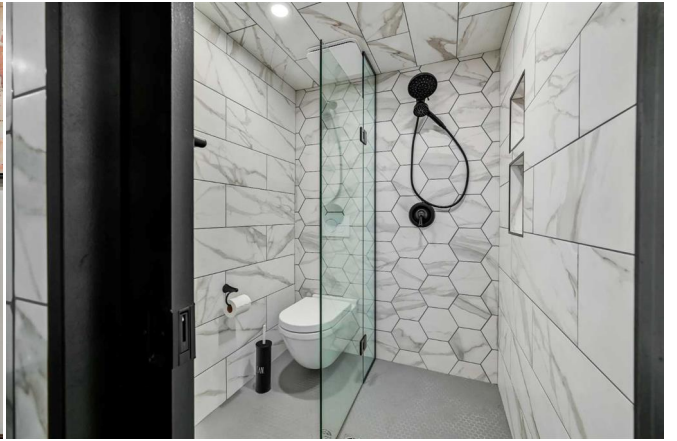
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













**110 18 St NW, Calgary, AB**

Main Floor Exterior Area 1218.52 sq ft  
Interior Area 905.77 sq ft



0 4 8 ft PREPARED: 2025/01/28

White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**110 18 St NW, Calgary, AB**

2nd Floor Exterior Area 1137.39 sq ft  
Interior Area 1027.77 sq ft  
Excluded Area 9.95 sq ft



0 4 8 ft PREPARED: 2025/01/28

White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**110 18 St NW, Calgary, AB**

Basement (Below Grade) Exterior Area 573.71 sq ft  
Interior Area 852.66 sq ft



0 2 4 ft PREPARED: 2025/01/28

White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**110 18 St NW, Calgary, AB**

Lower Level Exterior Area 238.18 sq ft  
Interior Area 185.65 sq ft  
Excluded Area 398.92 sq ft



0 3 6 ft PREPARED: 2025/01/28

White regions are excluded from total floor area in GRADE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.