



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 18 Street, Calgary T2N2G3**

MLS®#: **A2190860**

Area: **Hillhurst**

Listing Date: **01/29/25**

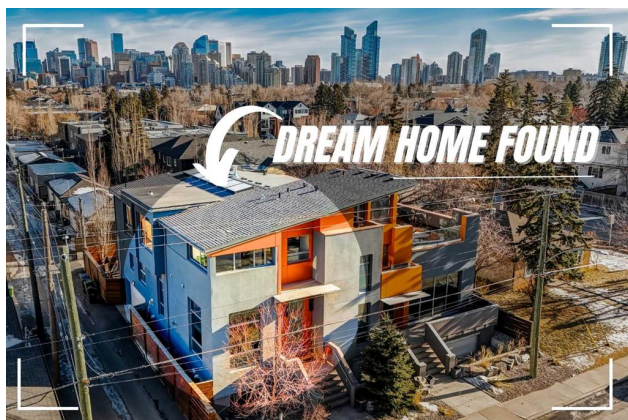
List Price: **\$1,179,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**2,272**

Year Built:

**2008**

Low Sqft:

Ttl Sqft:

**2,272**

Lot Information

Lot Sz Ar:

**2,637 sqft**

Lot Shape:

DOM

**3**

Layout

Beds:

**4 (3 1 )**

Baths:

**3.5 (3 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Corner Lot,Low Maintenance Landscape**

**Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting**

Construction:

**Concrete,Metal Frame,Stucco**

Flooring:

**Ceramic Tile,Concrete,Hardwood**

Water Source:

Fnd/Bsmt:

**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>    |
|--------------------------|---------------|----------------------|
| <b>Kitchen</b>           | <b>Main</b>   | <b>20`0" x 13`9"</b> |
| <b>Living Room</b>       | <b>Main</b>   | <b>14`1" x 28`0"</b> |
| <b>Mud Room</b>          | <b>Main</b>   | <b>9`5" x 5`2"</b>   |
| <b>Family Room</b>       | <b>Second</b> | <b>8`10" x 17`5"</b> |
| <b>Bedroom</b>           | <b>Second</b> | <b>13`0" x 8`10"</b> |
| <b>Bedroom - Primary</b> | <b>Second</b> | <b>14`3" x 13`0"</b> |

| <u>Room</u>             | <u>Level</u>  | <u>Dimensions</u>    |
|-------------------------|---------------|----------------------|
| <b>Dining Room</b>      | <b>Main</b>   | <b>20`0" x 12`7"</b> |
| <b>2pc Bathroom</b>     | <b>Main</b>   |                      |
| <b>Bedroom</b>          | <b>Second</b> | <b>11`2" x 13`2"</b> |
| <b>4pc Bathroom</b>     | <b>Second</b> |                      |
| <b>Bonus Room</b>       | <b>Second</b> | <b>8`10" x 17`6"</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:

Zoning:  
**R-CG**

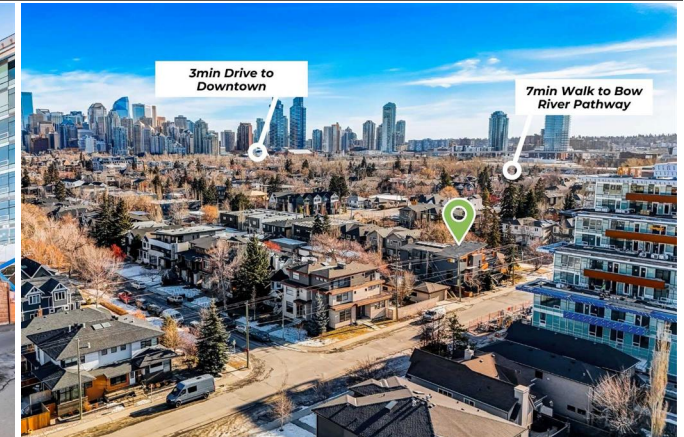
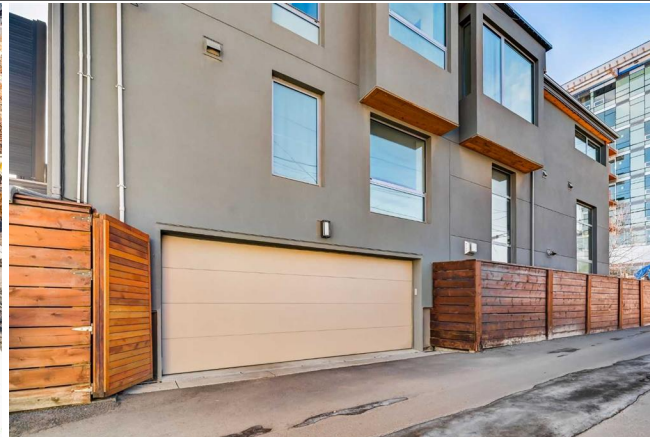
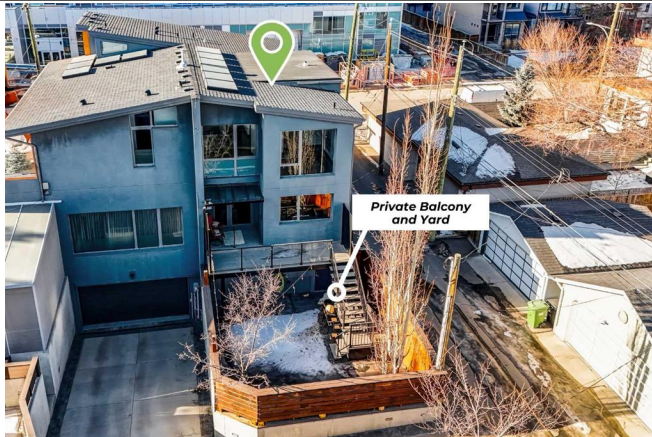
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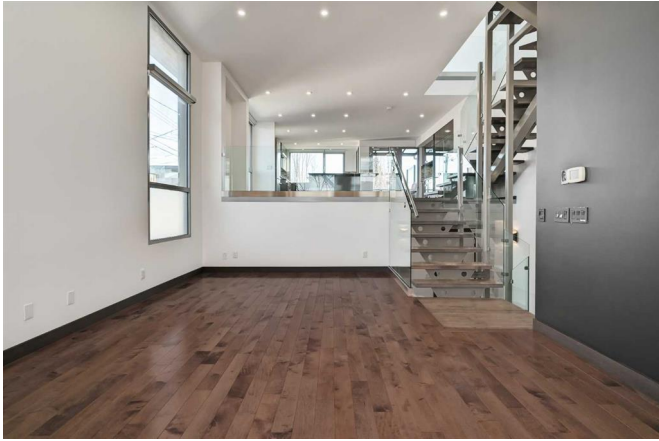
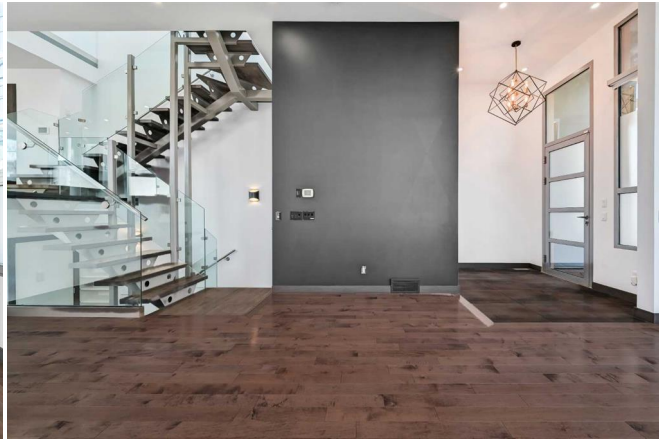
Remarks

Pub Rmks: **\*OPEN HOUSE FEB 2nd 12:00PM-3:00PM\*** 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**

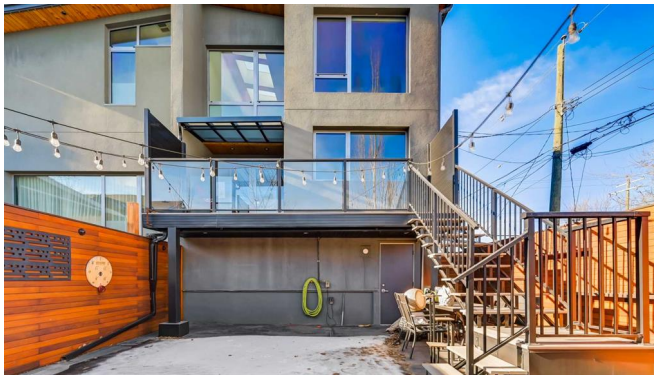
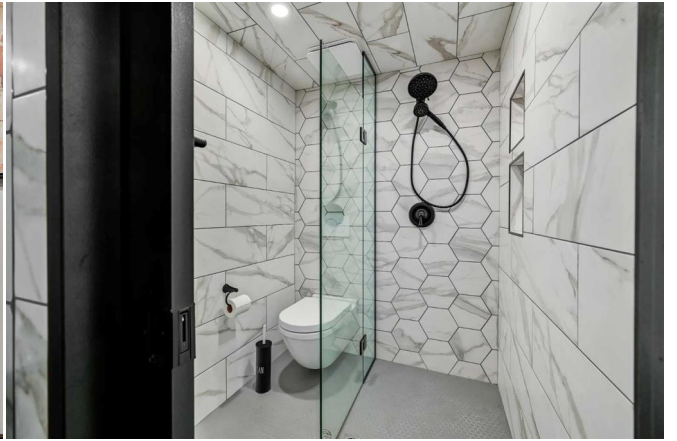
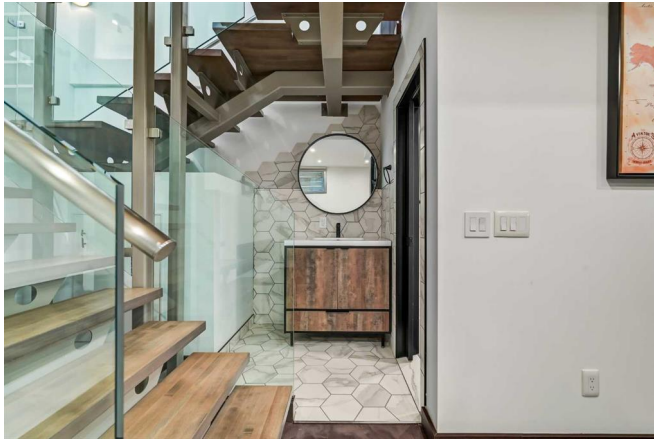
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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

Main Floor Exterior Area 12116.52 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 1137.29 sq ft  
Interior Area 1227.77 sq ft  
Excluded Area 9.95 sq ft



0 4 8 ft PREPARED: 2025/01/28

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

Basement (Below Grade) Exterior Area 571.71 sq ft  
Interior Area 852.66 sq ft



0 2 4 ft PREPARED: 2025/01/28

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**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

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