



**1828 18 Avenue, Calgary T2M 0X5**

MLS®#: **A2198258** Area: **Capitol Hill** Listing Date: **02/28/25** List Price: **\$1,060,000**  
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Calgary**  
 Year Built: **2021**  
Lot Information  
 Lot Sz Ar: **3,003 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,991**  
 Low Sqft:  
 Ttl Sqft: **1,991**

DOM

**14**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Low Maintenance Landscape,Rectangular Lot,Street Lighting**  
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central,High Efficiency,In Floor Roughed-In,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Cement Fiber Board,Wood Frame**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Gas Cooktop,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **Bookcases,Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Recessed Lighting,Soaking Tub,Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Basement	16`9" x 15`11"
Dining Room	Main	16`7" x 10`6"
Laundry	Upper	7`7" x 5`11"
Bedroom - Primary	Upper	22`10" x 16`0"
Bedroom	Upper	13`7" x 9`8"
5pc Ensuite bath	Upper	12`2" x 9`6"
2pc Bathroom	Main	5`8" x 5`1"

Room	Level	Dimensions
Kitchen	Main	19`9" x 13`5"
Family Room	Basement	21`1" x 14`7"
Foyer	Main	5`11" x 5`5"
Bedroom	Upper	13`9" x 9`9"
Bedroom	Basement	14`6" x 10`5"
4pc Bathroom	Upper	8`3" x 4`11"
4pc Bathroom	Basement	8`9" x 4`11"

Title: **Fee Simple**  
 Zoning: **R-CG**  
 Legal Desc: **2864AF**

Remarks

Pub Rmks: **Welcome to 1828 18 Avenue NW, Calgary—a beautifully crafted 2-storey infill in the highly sought-after community of Capitol Hill. This home seamlessly blends modern elegance with functional design, offering an inviting and sophisticated living space. Step inside to a bright and open-concept main floor, where 10-ft ceilings, expansive windows, and a striking wainscoting accent wall create a stunning first impression. Wide-plank engineered hardwood flooring flows throughout the spacious living and dining areas, enhancing the home’s warmth and charm. At the heart of the home, the chef-inspired gourmet kitchen boasts a large waterfall island, high-end appliances, custom soft-close cabinetry, and a full-height tile backsplash. A premium stainless steel appliance package includes a gas cooktop, built-in wall oven and microwave, refrigerator, dishwasher, and a sleek hood fan. The spacious living room is both stylish and cozy, featuring built-in bookshelves with a TV niche and a sleek gas fireplace. Completing the main floor is a modern 2-piece powder room and a mudroom with built-in bench and hooks. Upstairs, retreat to your luxurious primary master bedroom, featuring vaulted ceilings and an expansive walk-in closet with custom millwork. The spa-like ensuite is designed for relaxation, offering heated tile floors, a glass-enclosed shower with a built-in bench, a soaker tub, and dual vanities. Two additional spacious bedrooms with custom closets, a full 4-piece bathroom, and a large laundry room with a sink complete the upper level. The fully finished basement offers incredible potential with a separate entrance, making it ready to be converted into a legal suite (subject to approval and permitting by the city/municipality) or an Airbnb. This level includes a large rec room with a built-in wet bar, quartz countertops, custom cabinetry, and a bar sink—perfect for entertaining. A guest bedroom and a stylish 4-piece bathroom round out the space. Located in the vibrant community of Capitol Hill, this home is just minutes from Confederation Park, top-rated schools, SAIT, U of C, McMahon Stadium, and downtown Calgary. Call your favorite Realtor today to book a private showing!**

Inclusions: **NA**  
 Property Listed By: **eXp Realty**

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



Client: Tri Nhan Le - EXP Realty  
 Address: 1828 18 Ave NW, Calgary  
 Level: Basement

Client: Tri Nhan Le - EXP Realty  
 Address: 1828 18 Ave NW, Calgary  
 Level: Main







