

\$2,500,000 - 48 18 Street Nw, Calgary

MLS® #A2102530

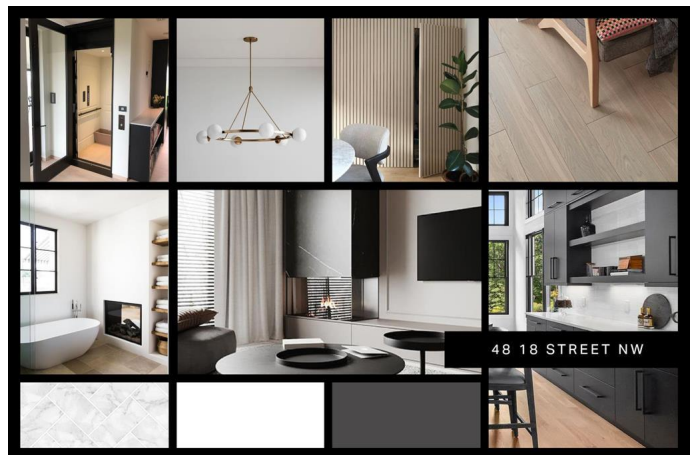
\$2,500,000

4 Bedroom, 5.00 Bathroom, 3,689 sqft

Residential on 0.10 Acres

Hillhurst, Calgary, Alberta

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-STORY 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!

Built in 2024

Essential Information

MLS® #	A2102530
Price	\$2,500,000

Sold Price	\$2,400,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	3,689
Acres	0.10
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	3 Storey
Status	Sold

Community Information

Address	48 18 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 3K5

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized, See Remarks

Interior

Interior Features	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
Appliances	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Double Sided, Gas, See Remarks
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane
Roof	Flat Torch Membrane, Asphalt Shingle
Construction	Brick, Composite Siding, Concrete, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	January 20th, 2024
Date Sold	May 24th, 2024
Days on Market	125
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

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.