

\$1,300,000 - 1722 18 Avenue Nw, Calgary

MLS® #A2116575

\$1,300,000

6 Bedroom, 3.00 Bathroom, 2,418 sqft

Residential on 0.09 Acres

Capitol Hill, Calgary, Alberta

Exclusive pre-sale opportunity on the highly sought-after Capitol Hill street. Built by Bright Custom Homes and designed by Alykhan Velji, this residence boasts a distinctive design and a meticulously planned layout. The property is positioned on an expansive 31x120 ft lot, a total of over 3500 SQFT and includes a legal basement suite, a separate side entrance, and dedicated laundry facilities. As you step inside, a grand foyer welcomes you, leading to a main floor adorned with 10ft ceilings and hardwood flooring throughout. The office/den is a perfect workspace, featuring custom wainscoting and bathed in natural light from large windows. The impressive kitchen showcases a sprawling 10ft waterfall island with a flush eating bar, complemented by high-end Fisher & Paykel appliances, gold and black accents, white oak shaker cabinetry, a Venetian plaster chimney, a Black sill granite sink, and under-cabinet lighting with quartz countertops. The dining room boasts a built-in bench with exquisite upholstery. The great room is highlighted by a custom gas fireplace with a plaster finish, white oak cabinet shelves, and an adjacent spacious mudroom with built-ins. Heading upstairs featuring hardwood flooring, a 9ft ceiling sets the stage for a master bedroom with tray ceilings and wainscoting, along with a luxurious 5-piece ensuite featuring in-floor heating and a curbless steam shower. Two additional generously sized bedrooms, a bonus room, a 3-piece bath, and a laundry room complete the upper level. The fully



finished legal basement suite features a sizeable rec room with fireplace and built-ins, a wet bar with a range rough-in, an island, two additional bedrooms, and a 3-piece bath. Additional features include two furnaces with HRVs for enhanced efficiency and air quality, a Tankless water heater, custom built-in closets, rough-ins for A/C, ceiling speakers, alarm systems, exterior cameras, and the option to choose additional upgrades. Seize this opportunity – Call today!

Built in 2024

Essential Information

MLS® #	A2116575
Price	\$1,300,000
Sold Price	\$1,300,000
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,418
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	1722 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0X3

Amenities

Parking Spaces	2
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Parking	Double Garage Detached
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Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Dishwasher, Dryer, Gas Range, Range Hood, Refrigerator, Washer
Heating	In Floor, Fireplace(s), Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 20th, 2024
Date Sold	April 14th, 2024
Days on Market	25
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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