

\$1,324,900 - 240 18 Avenue Nw, Calgary

MLS® #A2125594

\$1,324,900

4 Bedroom, 5.00 Bathroom, 2,425 sqft

Residential on 0.09 Acres

Tuxedo Park, Calgary, Alberta

DISCOVER unparalleled LUXURY and BEAUTY in this SPRAWLING brand-new inner-city infill that will capture your heart from the moment you arrive! With a storybook CLASSIC FRONT PORCH, a UNIQUE LAYOUT, soaring 10' ceilings on the main and a striking open riser staircase, this home exudes a sense of GRANDEUR and ELEGANCE in every corner. The expansive main floor boasts a STUNNING chef's DREAM KITCHEN complete with an oversized fridge, massive island area to gather + well provisioned BUTLER'S PANTRY; making this the perfect home to entertain. HIDDEN on the main is also a CHIC HOME OFFICE SPACE, reminiscent of the most SOPHISTICATED magazine-inspired layouts. The large rear mudroom area and cozy rear living space make this home both FUNCTIONAL and ATTRACTIVE. Retreat to the master bedroom where a gorgeous stand alone soaker tub and STEAM SHOWER await in the ensuite. If you are someone who never has enough closet space, this EXPANSIVE WARDROBE area is sure to hold your attention (and ALL your treasures!). EACH secondary bedroom boasts its OWN ENSUITE BATHROOM, catering to families or guests with ease. Venture downstairs, where a large media room awaits. Gather for family movie nights, alongside a stunning wine storage cove, stylish wet bar, bathroom, yet another bedroom and your PRIVATE home GYM. Homes this distinct do not come along often! Ps. The garage is



oversized, we know you will love that too! :)
Get ready to be swept off your feet by this
inner-city masterpiece!!

Built in 2024

Essential Information

MLS® #	A2125594
Price	\$1,324,900
Sold Price	\$1,295,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,425
Acres	0.09
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	240 18 Avenue Nw
Subdivision	Tuxedo Park
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0T1

Amenities

Parking Spaces	2
Parking	Double Garage Detached, Oversized

Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Dishwasher, Garage Control(s), Gas Cooktop, Oven-Built-In, Range

	Hood, Refrigerator
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Landscaped, Views
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	April 25th, 2024
Date Sold	May 13th, 2024
Days on Market	18
Zoning	R-C2
HOA Fees	0.00

Listing Details

Listing Office	The Real Estate District
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