

# \$1,049,000 - 1526 18th Avenue Nw, Calgary

MLS® #A2235357

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 2,027 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**\*\*Open House on Sunday, September 14, 11am-1pm\*\*** Brand new luxury infill in Capitol Hill with a fully legal 2-bedroom basement suite – an unbeatable value in this prime inner-city location. Perfect for extra income or extended family, this suite alone makes this home a standout investment.

Main floor boasts 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs offers a vaulted primary suite with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, full bath, and laundry.

The legal suite features a private entrance, two big bedrooms, full kitchen, laundry, and bright living space – ideal mortgage helper or rental opportunity.

Extras include high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garage, full landscaping, and a Certified New Home Warranty.

Move-in ready and close to SAIT, U of C, schools, parks, and shops. This is smart, stylish, income-generating living – and it won't last.

Built in 2025

## Essential Information



MLS® #	A2235357
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,027
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1526 18th Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Gas Stove
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	66
Zoning	RCG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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