

# \$1,038,700 - 1828 18 Avenue Nw, Calgary

MLS® #A2198258

**\$1,038,700**

4 Bedroom, 4.00 Bathroom, 1,991 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

**GREAT PRICE REDUCTION! BEST PRICE IN THE NEIGHBOURHOOD!** 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



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



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 sinkâ€”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!

Built in 2021

### **Essential Information**

MLS® #	A2198258
Price	\$1,038,700
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,991
Acres	0.07
Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	1828 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0X5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Bookcases, Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Wet Bar
Appliances	Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Central, High Efficiency, In Floor Roughed-In, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Low Maintenance Landscape, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	55
Zoning	R-CG

### **Listing Details**

Listing Office

eXp Realty

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