

# \$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.

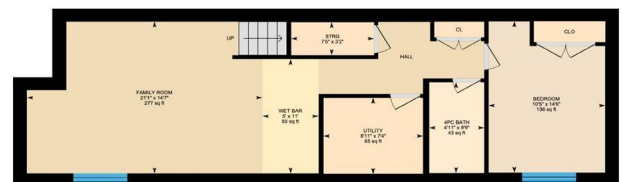
At the heart of the home, the chef-inspired gourmet kitchen boasts a large waterfall island, high-end appliances, custom soft-close cabinetry, and a full-height tile backsplash. A premium stainless steel appliance package includes a gas cooktop, built-in wall oven and microwave, refrigerator, dishwasher, 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 | 57                  |
| Zoning         | R-CG                |

### **Listing Details**

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