

\$1,023,800 - 1828 18 Avenue Nw, Calgary

MLS® #A2228517

\$1,023,800

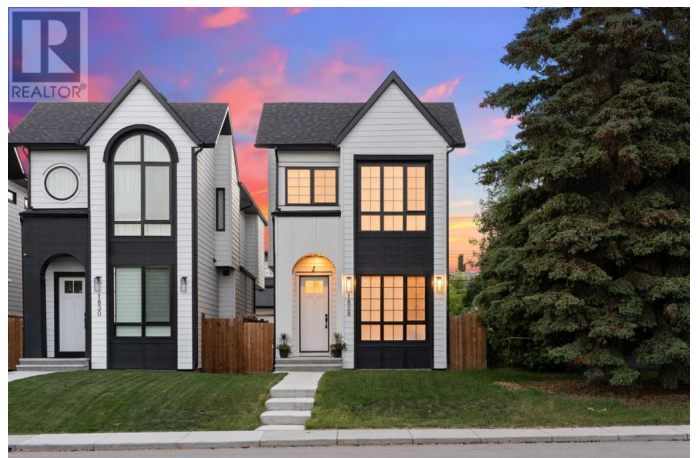
4 Bedroom, 4.00 Bathroom, 1,991 sqft

Single Family on 0.07 Acres

Capitol Hill, Calgary, Alberta

OPEN HOUSE SUNDAY JUNE 8th 2-5:00PM

!Welcome to 1828 18 Avenue NW, Calgaryâ€™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 homeâ€™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 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! (id:6289)

Built in 2021

Essential Information

Listing #	A2228517
Price	\$1,023,800
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,991
Acres	0.07
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	1828 18 Avenue Nw
Subdivision	Capitol Hill
City	Calgary
Province	Alberta
Postal Code	T2M0X5

Amenities

Amenities	Park, Playground, Shopping
Features	Back lane, Wet bar, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Detached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan
Heating	Natural gas Central heating, In Floor Heating
Cooling	See Remarks
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes
Basement	Separate entrance

Exterior

Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office eXp Realty



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Listing information last updated on October 14th, 2025 at 6:31am PDT