

\$1,149,000 - 110 18 Street Nw, Calgary

MLS® #A2211232

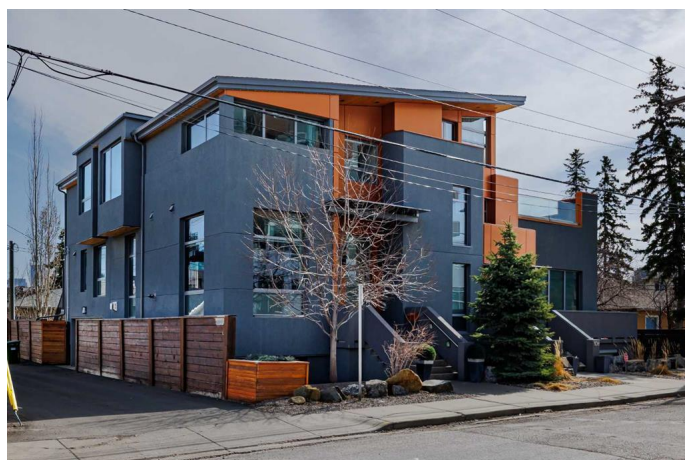
\$1,149,000

3 Bedroom, 4.00 Bathroom, 2,336 sqft

Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

Luxury living at it's finest! This trendy, one-of-a-kind, architecturally crafted masterpiece in the heart of Hillhurst exudes quality the moment you step inside. Expanding over 2,900 sq. ft., this custom designed space features three bedrooms and a flex room, four bathrooms, custom kitchen, central air and plenty of space to unwind. Stepping inside, you're greeted by soaring 14-ft ceilings and an abundance of natural light beaming in from the custom European windows adorned with electric blinds. The open-riser steel staircase, featuring sleek tempered glass panels, is a true architectural statement that guides you through main floor. The gourmet kitchen, featuring soaring Leicht cabinetry from Germany, premium Miele appliances that includes a handy beverage cooler, and granite countertops seamlessly flows into the living space and opens to an east-facing balcony. Upstairs, the home continues to impress with vaulted ceilings and an abundance of skylights flooding the home with natural light. The primary suite is a true retreat, complete with a spa-inspired ensuite featuring a steam shower, soaker tub, and rainfall showerhead. Two additional bedrooms, a full bathroom, and a versatile bonus space completes the upper level. The fully developed lower level offers even more living space and features a spacious rec room with a modern gas fireplace, heated epoxy flooring, a full bathroom and a flex room. Designed to the highest standards, this steel-frame home is



fully soundproofed with 2lb spray foam insulation, ensuring energy efficiency and privacy. The attached heated double garage adds convenience, while the professionally landscaped backyard is a serene oasis. Enjoy a cedar fence, GEM Stone lighting, garden boxes and mature trees that creates a private sanctuary. Located in an unbeatable Hillhurst location, this home is just a 3 minute walk to Queen Elizabeth School, 7 minute walk to the Bow River Pathway, 3 minute drive to downtown & steps from Kensington's best restaurants, caf  s, and shops.

Built in 2008

Essential Information

MLS�� #	A2211232
Price	\$1,149,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,336
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey Split, Side by Side
Status	Active

Community Information

Address	110 18 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2G3

Amenities

Parking Spaces	2
Parking	Alley Access, Double Garage Attached, Heated Garage, Garage Faces Side
# of Garages	2

Interior

Interior Features	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, Lighting, Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Metal Frame, Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	April 11th, 2025
Days on Market	14
Zoning	R-CG

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.