

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

MLS® #A2211232

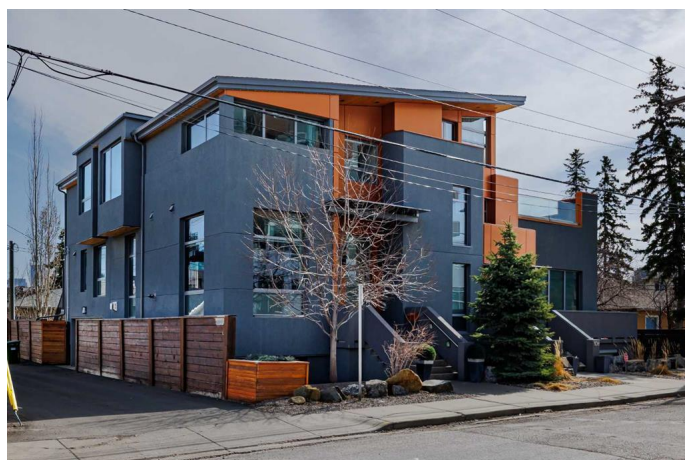
**\$1,149,000**

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 | 4                |
| Zoning         | R-CG             |

## Listing Details

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

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