

# \$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 wainscotting 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.

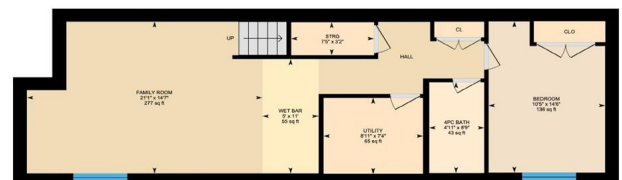
At the heart of the home, the chef-inspired gourmet kitchen boasts a large waterfall island, high-end appliances, custom soft-close cabinetry, and a full-height tile backsplash. A premium stainless steel appliance package includes a gas cooktop, built-in wall oven and microwave, refrigerator, dishwasher, 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	63
Zoning	R-CG

### **Listing Details**

Listing Office

eXp Realty

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.