

\$1,150,000 - 110 18 Street Nw, Calgary

MLS® #A2190860

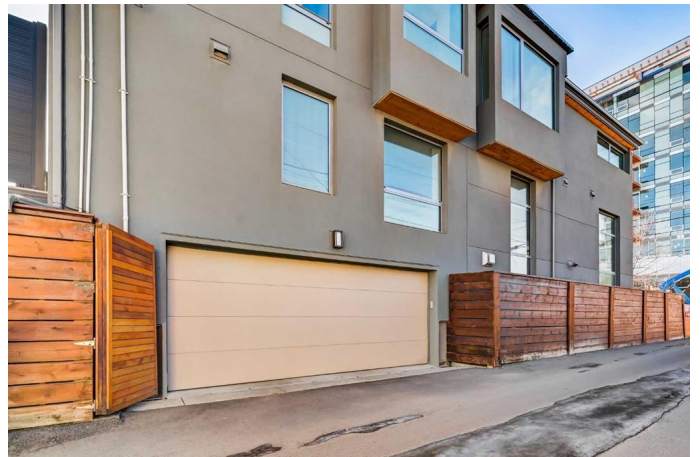
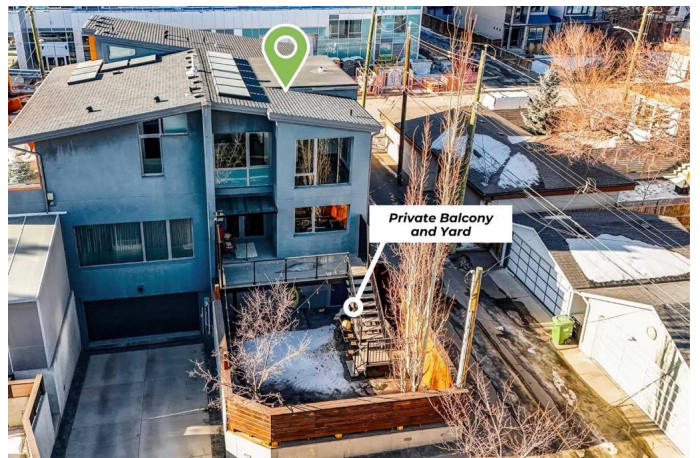
\$1,150,000

4 Bedroom, 4.00 Bathroom, 2,272 sqft

Residential on 0.06 Acres

Hillhurst, Calgary, Alberta

Experience luxury living in this one-of-a-kind, architect-designed home in the heart of Hillhurst. Boasting 2,272+ sq. ft. of meticulously crafted space, this three-bedroom + flex room, four-bathroom residence combines modern elegance with superior craftsmanship. Upon entry, you're greeted by 14-ft ceilings and an abundance of natural light from expansive custom European windows (with electric blinds). The open-riser steel staircase with tempered glass panels is a true architectural statement, seamlessly connecting the split-level main floor. The gourmet kitchen, featuring Leicht cabinetry from Germany, a premium Miele appliances including a handy beverage cooler, and granite countertops, overlooks the living space and opens to an east-facing balcony. Upstairs, vaulted ceilings and seven skylights flood the home with natural light. The primary suite is a private 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 loft/bonus space complete the upper level. The fully developed lower level features a spacious rec room with a modern gas fireplace, heated epoxy flooring, a full bathroom, and a flex room—ideal for a gym, office, or convert to fourth bedroom. Built to commercial-grade 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 offers a serene retreat with a cedar fence, GEM Stone ambient lighting, and mature trees. Located in an unbeatable location: 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. A truly exceptional home, priced below replacement cost. Don't miss this rare opportunity"book your private showing today!

Built in 2008

Essential Information

MLS® #	A2190860
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,272
Acres	0.06
Year Built	2008
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	110 18 Street Nw
Subdivision	Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N2G3

Amenities

Parking Spaces	2
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Parking Double Garage Attached, Heated Garage
of Garages 2

Interior

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

Exterior

Exterior Features Lighting
Lot Description Back Lane, Corner Lot, Low Maintenance Landscape
Roof Asphalt Shingle
Construction Concrete, Stucco, Metal Frame
Foundation Poured Concrete

Additional Information

Date Listed January 29th, 2025
Days on Market 44
Zoning R-CG

Listing Details

Listing Office 2% Realty

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