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

MLS® #A2211232

\$1,149,000

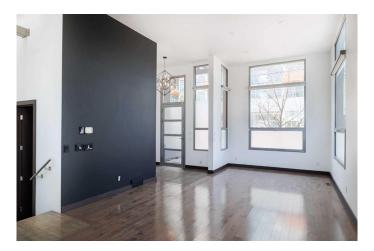
3 Bedroom, 4.00 Bathroom, 2,336 sqft Residential on 0.06 Acres

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, cafés, and shops.

#### Built in 2008

#### **Essential Information**

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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 12

Zoning R-CG

# **Listing Details**

Listing Office Real Broker

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