



GRASSROOTS
REALTY GROUP

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1528 18th Avenue NW
Calgary, Alberta

MLS # A2235233



\$1,049,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,025 sq.ft.	Age:	2025 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	RCG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Basement Suite: Fridge, Electric Stove, Dishwasher, Microwave OTR, Washer, Dryer		

****Open House on Sunday, September 14, 11am-1pm**** Brand new luxury duplex in Capitol Hill, each side featuring a fully legal 2-bedroom basement suite — a rare find in this prime inner-city location. Perfect for extra income, extended family, or investors looking to maximize cash flow. Each main floor offers 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy a vaulted primary suite with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, full bath, and laundry. The legal basement suites include private entrances, two spacious bedrooms, full kitchens, separate laundry, and bright living spaces — ideal as mortgage helpers or strong rental units. Extras: high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty. Move-in ready and minutes to SAIT, U of C, schools, parks, and shops. Smart, stylish, income-generating living — grab one or both before they’re gone.