



GRASSROOTS
REALTY GROUP

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1526 18th Avenue NW
Calgary, Alberta

MLS # A2235357



\$1,049,000

Division:	Capitol Hill		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,027 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, Landscaped, Lawn, Level, Low Maintenance Landscaping		

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 infill in Capitol Hill with a fully legal 2-bedroom basement suite — an unbeatable value in this prime inner-city location. Perfect for extra income or extended family, this suite alone makes this home a standout investment. Main floor boasts 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs offers 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 suite features a private entrance, two big bedrooms, full kitchen, laundry, and bright living space — ideal mortgage helper or rental opportunity. Extras include high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garage, full landscaping, and a Certified New Home Warranty. Move-in ready and close to SAIT, U of C, schools, parks, and shops. This is smart, stylish, income-generating living — and it won't last.