



GRASSROOTS
REALTY GROUP

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1526 & 1528 18 Avenue NW
Calgary, Alberta

MLS # A2236429



\$2,150,000

Division:	Capitol Hill		
Type:	Multi-Family/4 plex		
Style:	2 Storey, Attached-Side by Side		
Size:	4,052 sq.ft.	Age:	2025 (0 yrs old)
Beds:	-	Baths:	-
Garage:	Alley Access, Enclosed, Quad or More Detached		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Bldg Name:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Water:	-
Roof:	Asphalt Shingle	Sewer:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Stucco	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, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Built-In Oven x2, Dishwasher x 4, Dryer x 4, Garage Controls x 4, Gas Stove x , Built in Microwave x 2, Range Hood x 2, Refrigerator x 4, Washer x 4, Microwave OTR x 2, Electric Stove x 2

Open house on Sunday, July 13, 10am-1pm Incredible investment opportunity in prime Capitol Hill! This brand new duplex package offers two stunning semi-detached homes — 1526 & 1528 18 Ave NW — each with a fully legal 2-bedroom basement suite. That’s four separate, income-generating units on two separate titles, giving you unmatched flexibility and future resale options. Each main residence features 10-ft ceilings, engineered hardwood, a designer quartz kitchen with an oversized island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy a vaulted primary retreat with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bath, and laundry. Each legal basement suite has a private side entrance, two large bedrooms, a full kitchen with quartz counters, separate laundry, and spacious living — perfect mortgage helpers or strong rental units. Extras include high-efficiency furnaces, HRV systems, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty. Live in one and rent out three, hold as a high-quality four-unit investment, or sell individually in the future — the options are endless. Steps to SAIT, U of C, parks, schools, and shops. Rare, versatile, and cash-flow ready — this is the ultimate inner-city investment play!