



GRASSROOTS
REALTY GROUP

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716 18 Avenue NW
Calgary, Alberta

MLS # A2265179



\$1,999,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,374 sq.ft.	Age:	2025 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: Basement: Wine Refrigerator & Dishwasher, Carriage Suite: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

****EXPERIENCE THE EPITOME OF MODERN LUXURY IN MOUNT PLEASANT**** Life is full of magical moments and this BRAND-NEW architectural masterpiece is one of them. Boasting over 3,443 sq. ft. of meticulously crafted living space, plus a 651 sq. ft. legal CARRIAGE SUITE, this residence embodies elevated inner-city living at its FINEST. From the bold exterior design to the meticulously curated interior finishes, every element of this home reflects refined LUXURY & urban edge. Step inside & prepare to be captivated. The open-concept living showcases soaring 10-foot ceilings, wide-plank hardwood floors, ceiling speakers throughout & EXPANSIVE windows that bathe every corner in natural light. The living area exudes modern ELEGANCE with a designer gas fireplace, custom built-ins & double French sliding doors leading to a SPRAWLING DECK, perfect for seamless indoor-outdoor entertaining. At the heart of the home lies a chef-inspired custom kitchen that's both functional & breathtaking. Outfitted with a premium JennAir stainless steel appliance package, sleek micro-shaker cabinetry & premium quartz countertops, it's a space that invites creativity & conversation. The massive centre island, custom wet bar, and designer walk-through pantry make this a true entertainer's dream. Every cabinet, fixture, and surface has been chosen to make a statement while maintaining timeless appeal. A beautifully designed mudroom with custom millwork & abundant storage connects the main living space to your backyard RETREAT & heated triple-car detached garage. Ascend the striking hardwood staircase, framed by floor-to-ceiling glass and designer railings, and discover a serene upper level with 9-foot ceilings & 8-foot SOLID CORE doors. The primary retreat is a true private SANTUARY, featuring a spacious walk-in closet with

custom built-ins and a LAVISH 6-piece spa ensuite with a steam shower, freestanding soaker tub, double vanity, in-floor heating & designer porcelain tile. Two additional bedrooms share a STUNNING 5-piece bathroom, and the upper laundry room - thoughtfully designed to add everyday convenience. The fully developed lower level extends the experience of LUXURY with 9-foot ceilings, a media and recreation area, custom wet bar, gas fireplace, fourth & fifth bedroom & a beautifully finished 3-piece bath. PERFECT for movie nights, guests, or just unwinding in STYLE. Outside, enjoy a fully fenced backyard & LOW MAINTENANCE landscaping. The triple detached garage adds not only function but flexibility - featuring a 1-bedroom legal CARRIAGE SUITE with its own bathroom, kitchen, laundry, balcony, and private entrance. Ideal for multi-generational living, guests, or generating additional income without compromising privacy. Located in the prestigious inner-city enclave of Mount Pleasant, this home offers the perfect blend of luxury & lifestyle. Surrounded by tree-lined streets, steps from Confederation Park, trendy caf  s, restaurants & minutes to downtown. CALL TODAY for a PRIVATE TOUR!!