



GRASSROOTS
REALTY GROUP

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**2504 18 Street NW
Calgary, Alberta**

MLS # A2271413

\$699,999



Division:	Capitol Hill	
Type:	Residential/Four Plex	
Style:	2 Storey	
Size:	1,305 sq.ft.	Age: 2025 (1 yrs old)
Beds:	4	Baths: 3 full / 1 half
Garage:	Single Garage Detached	
Lot Size:	0.02 Acre	
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard	

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Other
Exterior:	Concrete, Stucco
Foundation:	Poured Concrete
Features:	Breakfast Bar, Quartz Counters, Separate Entrance

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	H-GO
Utilities:	-

Inclusions: N/A

This stunning west-facing corner unit offers exceptional natural light throughout, with extra windows—;including added stairwell windows—;enhancing its bright and airy feel across all three levels. The main floor features an inviting foyer that opens into a sunlit living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, you'll find a generous primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and a separate laundry room for added convenience. The fully developed basement includes an illegal suite with a private entrance, mudroom, full kitchen, large recreation room, spacious bedroom with walk-in closet, and another 4-piece bathroom—;ideal for extended family or rental potential. A single-car garage adds to the functionality of this fantastic property. Other units are also available, and the location is unbeatable—;close to the University of Calgary, SAIT, the Alberta Children's Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.