



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	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Separate Entrance		

Inclusions:	N/A
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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.