



**305 18 Street NW
Calgary, Alberta**

MLS # A2296704



\$829,900

Division:	West Hillhurst		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	2,208 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Front Drive, Garage Door Opener, Heating		
Lot Size:	-		
Lot Feat:	City Lot, Corner Lot, No Back Lane, Street Lighting, Views		

Heating:	Central, In Floor, Electric, Make-up Air, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 177
Basement:	None	LLD:	-
Exterior:	Asphalt, Concrete, Manufactured Floor Joist, Metal Siding, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Soaking Tub, Walk-In Closet(s)		
Inclusions:	none		

Welcome to West Hillhurst living in a modern designed Rowhouse. With a spacious layout featuring Unobstructed City Views and High-End Finishes, this is one you do not want to miss. This 3-storey Rowhouse boasts 3 bedrooms, 3.5 bathrooms and an attached heated garage with EV hookup. A beautifully designed open concept main floor featuring wide-plank hardwood flooring, oversized triple-pane windows. The kitchen is designed for home chefs and boasts sleek cabinetry, quartz countertops, premium appliances, gas range, open shelves and stylish gold accents. The kitchen island is perfect for entertaining and just off the dining room is a private balcony with BBQ hookup. A stylish powder room completes the main level. Upstairs, the primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite with a soaker tub under a gorgeous chandelier, oversized rainfall shower with build-in quartz bench, double vanity and heated floors. The primary walk-in closet is thoughtfully designed with ample storage. The second bedroom is spacious, complete with its own walk-in closet and a 4-piece ensuite with quartz countertops. A conveniently located laundry room adds to the thoughtful design. The lower level has an additional bedroom and 3-piece bathroom along with an oversized mechanical room with ample storage. Located directly across from highly desirable schools and just steps from parks, shops and restaurants with easy access to Crowchild Trail, downtown and transit, this unbeatable location offers the very best of city living!