



1009 18 Avenue NW
Calgary, Alberta

MLS # A2304768



\$1,299,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,959 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

BRAND-NEW HIGH-END DETACHED INFILL COMING SOON IN MOUNT PLEASANT. Located in Mount Pleasant and offering over 2,691 sq. ft. of expertly developed living space across three levels, this beautifully appointed luxury infill features 4 bedrooms (3 up, 1 down), 3.5 bathrooms, a fully finished basement, and a double detached garage. Blending timeless design, quality craftsmanship, and an unbeatable inner-city location, this is a home that stands apart. The main floor makes an immediate impression with soaring 10-ft ceilings, 8-ft doors, wide-plank engineered hardwood, and a bright open-concept layout designed for everyday living and entertaining alike. At the centre of the home, the chef-inspired galley kitchen showcases an oversized 12-ft quartz island with fluted detailing, ceiling-height Shaker cabinetry, full quartz backsplash, and a premium KitchenAid appliance package including a gas cooktop, wall oven, built-in microwave, dishwasher, and French-door refrigerator. The adjoining living room is anchored by a sleek linear gas fireplace with a brick surround, while the dining area opens seamlessly to the sunny south-facing backyard. A functional mudroom with built-in storage and a designer powder room complete the main level. A statement hardwood staircase with integrated LED lighting leads upstairs, where engineered hardwood continues throughout. The spacious primary retreat offers oversized windows, built-in speakers, and room for a lounge area or home office setup. The spa-inspired 5-piece ensuite is designed for relaxation, featuring heated tile floors, a freestanding soaker tub, dual quartz vanity, private water closet, and an oversized tiled shower with rainfall head, body jets, bench seating, and steam rough-in. A large custom walk-in closet completes the retreat. Two additional bedrooms, each with walk-in closets, share a beautifully finished main bath

with quartz counters and full-height tile surround. The upper laundry room is equally well appointed with cabinetry, quartz counters, and sink. The fully finished basement offers impressive additional living space with 9-ft ceilings, a large recreation room with built-in entertainment unit, extended wet bar, fourth bedroom with walk-in closet, and full bathroom—ideal for guests, teens, or a private work-from-home setup. Exterior highlights include James Hardie board and brick siding, a large rear deck with gas line, full landscaping, pressure-treated fencing, and concrete walkways leading to the double detached garage. Mechanical upgrades include a high-efficiency furnace, HRV system, humidifier, 50-gallon hot water tank, 200-amp electrical service, plus rough-ins for central air conditioning and central vacuum. A rare opportunity to own a thoughtfully designed, high-quality home in one of Calgary’s most desirable inner-city communities.