



GRASSROOTS
REALTY GROUP

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521 18A Street NW
Calgary, Alberta

MLS # A2125057



\$1,780,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,572 sq.ft.	Age:	2022 (2 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Central, Forced Air, Other, Solar	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Cement Fiber Board, Mixed	Zoning:	R-C2
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Separate Entrance, Vinyl Windows		
Inclusions:	All equipment and appliances connected with Net Zero Construction		

Exceptional Location, Beautiful Home, Save Money on Energy Welcome to 521- 18A Street NW in the popular community of WEST HILLHURST! This practical, durable and highly efficient home features a 48-MODULE SOLAR SYSTEM that sells extra power to the grid (March to October), resulting in CREDITS from the utility provider! This June alone the solar system delivered 1,500 kWh to the grid for a net credit of over \$200! Features a bright and spacious LEGALLY SUITED LOWER LEVEL for multigenerational families or rental benefits. Minutes from K-12 schools, community centre/outdoor pool, Kensington shopping and downtown! Entire home offers 6 BEDROOMS, 4 FULL BATHROOMS, 3 LAUNDRY ROOMS, an oversized double garage and large fenced, landscaped backyard with MATURE TREES for the kids to play and family to gather. Two-storey VAULTED SCREENED PATIO ROOM. Completed in July 2023, this home stands out from the moment you pull up with its peaked roof and great curb appeal. Enter the foyer with a HOME OFFICE to your right and MAIN FLOOR LAUNDRY. Walk through to an electric fireplace and WALL OF WINDOWS in the open living room, kitchen and dining area. Abundant storage including a FULL- WALL PANTRY! The kitchen is large and bright, with an oversized quartz island and quartz countertops, stainless steel appliances and tons of built-ins. Tucked behind the kitchen is a main floor bedroom and full bathroom! Upstairs you will find a spacious bonus room with a wonderful SUNNY BALCONY, plus the primary suite with SPA-LIKE 5-piece ensuite and walk-in closet! Two more bright bedrooms share a full 3-piece bath. Laundry on this level too, with optional LAUNDRY CHUTE to main floor! Downstairs, the fantastic bright and spacious LEGALLY SUITED LOWER LEVEL features large office with wall of built-in

bookshelves, large bedroom, 3-piece bath, living room with electric fireplace, and kitchen with quartz island/countertops and stainless steel appliances. Opens to tiered, landscaped BACKYARD PATIO. Separate laundry, PRIVATE ENTRANCES to both front and back as well as access to interior of home and garage. Built to the NET ZERO standard, this air-tight property is EnerGuide rated to consume about 60% LESS ENERGY than a typical home. TRIPLE-PANE WINDOWS, enhanced wall/attic insulation and insulated slab foundation. Heating/cooling provided by two 11.7 kW ELECTRIC HEAT PUMP SYSTEMS. Works like a charm but if you're more comfortable with natural gas, it's an easy switch. Call for your private viewing.