



627 18 Avenue NW  
Calgary, Alberta

MLS # A2144910



**\$1,988,888**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,894 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	5 full / 2 half
<b>Garage:</b>	Triple Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Low Maintenance Lands		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** n/a

You need to see this impressive DETACHED INFILL in MOUNT PLEASANT! Situated on an oversized 37.5-ft x 120-ft lot, you're surrounded by mature trees, character homes, and other infills. Featuring engineered hardwood flooring, wood-wrapped stairs, LED lighting throughout, a second FULL KITCHEN, walk-in mudroom closet, a vaulted primary suite w/ STEAM SHOWER, an upper bonus room w/ built-in media centre, all bedrooms have PRIVATE ENSUITES w/ HEATED FLOORS, and the fully developed basement features a wet bar w/ island & B/I lighting, an additional home office or gym space, and a fourth bedroom w/ 4-pc ensuite w/ STEAM SHOWER! BE SURE YOU VIEW THE VIRTUAL WALKTHROUGH TO SEE ALL THE DESIGNER TOUCHES & UPGRADES! The location only adds to this highly desirable home &ndash; just north of 16th Ave, you're nicely tucked away on a quiet street while enjoying the convenience of inner-city living. Parks, schools, shopping, & amenities are all around, including Confederation Park, Mt Pleasant Park, McHugh Bluff, King George School, & SAIT all within a few block's radius. You're right between 4th & 10th Street, giving you access to restaurants & amenities along 4th and a straight shot to Kensington down 10th! The main floor of this exquisite home offers a grand foyer w/ an eye-catching wood slat divider wall and access to the elegant 2-pc powder room and the quiet front bedroom/office w/ 3-pc ensuite. The open-concept kitchen/living/dining room is perfect for everyday family use & entertaining. The open kitchen offers you tons of space, w/ an oversized island w/ waterfall quartz countertop and bar seating, a dual basin undermount sink, and lots of lower drawers. There's more space in the FULLY EQUIPPED BUTLER'S PANTRY, w/ a second full-size fridge, sink,

and 6-burner gas cooktop! The dining room features a designer chandelier and large transom windows, while the family room enjoys an inset gas fireplace w/ built-ins on either side w/ undercabinet lighting and direct access to the back deck through sliding glass doors. The rear mudroom has a shiplap feature wall, a bench, hooks, a coat closet, & WALK-IN CLOSET. Upstairs, you're greeted to a bonus room w/ a beautiful built-in media centre, built-in bookcase, two secondary bedrooms w/ walk-in closets and private ensuites w/ heated tile floors, and a nice laundry room w/ sink and quartz folding counter. The showstopper is the primary suite w/ vaulted ceiling and luxurious 5-pc ensuite w/ barn door entrance, standing shower w/ full-height tile & STEAM, dual vanity, and freestanding soaker tub! The living space continues into the basement, w/ an office/home gym, a large guest bedroom w/ a 4-pc ensuite w/ STEAM SHOWER and walk-in closet, and a main 2-pc bath. The spacious rec area features a built-in media centre w/ a sizeable wet bar, including an island w/ waterfall quartz counter, bar seating, open display shelves, sink, bar fridge, and stunning backsplash. 2 ACs will keep you cool on hot summer days! Finished garage w/ 2 EV chargers!