

# \$1,150,000 - 110 18 Street Nw, Calgary

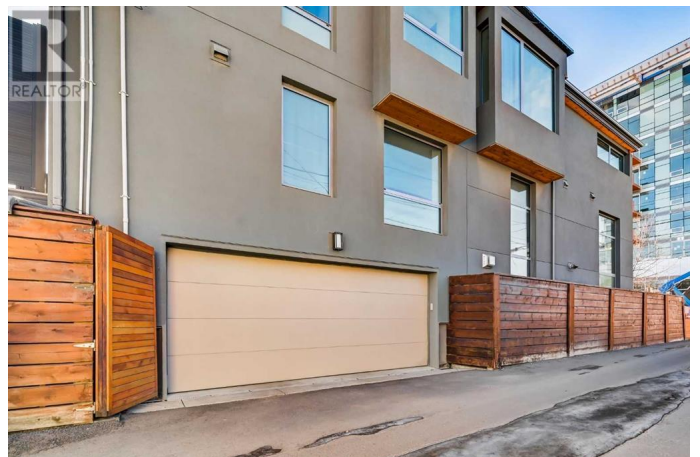
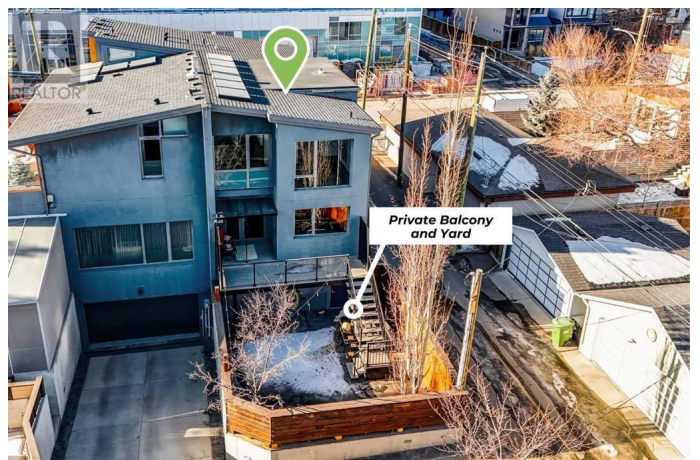
MLS® #A2190860

**\$1,150,000**

4 Bedroom, 4.00 Bathroom, 2,272 sqft  
Single Family on 0.06 Acres

Hillhurst, Calgary, Alberta

Experience luxury living in this one-of-a-kind, architect-designed home in the heart of Hillhurst. Boasting 2,272+ sq. ft. of meticulously crafted space, this three-bedroom + flex room, four-bathroom residence combines modern elegance with superior craftsmanship. Upon entry, you're greeted by 14-ft ceilings and an abundance of natural light from expansive custom European windows (with electric blinds). The open-riser steel staircase with tempered glass panels is a true architectural statement, seamlessly connecting the split-level main floor. The gourmet kitchen, featuring Leicht cabinetry from Germany, a premium Miele appliances including a handy beverage cooler, and granite countertops, overlooks the living space and opens to an east-facing balcony. Upstairs, vaulted ceilings and seven skylights flood the home with natural light. The primary suite is a private retreat, complete with a spa-inspired ensuite featuring a steam shower, soaker tub, and rainfall showerhead. Two additional bedrooms, a full bathroom, and a versatile loft/bonus space complete the upper level. The fully developed lower level features a spacious rec room with a modern gas fireplace, heated epoxy flooring, a full bathroom, and a flex room—ideal for a gym, office, or convert to fourth bedroom. Built to commercial-grade standards, this steel-frame home is fully soundproofed with 2lb spray foam insulation, ensuring energy efficiency and privacy. The attached heated double garage adds



convenience, while the professionally landscaped backyard offers a serene retreat with a cedar fence, GEM Stone ambient lighting, and mature trees. Located in an unbeatable location: 3-minute walk to Queen Elizabeth School, 7-minute walk to the Bow River Pathway, 3-minute drive to downtown & steps from Kensington's best restaurants, cafés, and shops. A truly exceptional home, priced below replacement cost. Don't miss this rare opportunity"book your private showing today! (id:36535)

Built in 2008

### Essential Information

Listing #	A2190860
Price	\$1,150,000
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	2,272
Acres	0.06
Year Built	2008
Type	Single Family
Sub-Type	Freehold

### Community Information

Address	110 18 Street Nw
Subdivision	Hillhurst
City	Calgary
Province	Alberta
Postal Code	T2N2G3

### Amenities

Amenities	Park, Playground, Schools, Shopping
Features	See remarks, Back lane, Closet Organizers
Parking Spaces	2
Parking	Attached Garage, Garage, Heated Garage
# of Garages	3

## Interior

Appliances	Washer, Refrigerator, Cooktop - Gas, Dishwasher, Dryer, Microwave, Oven - Built-In, Hood Fan, Garage door opener
Heating	Natural gas Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

## Exterior

Exterior	Concrete, Stucco
Construction	Poured concrete, Steel frame
Foundation	Poured Concrete

## Listing Details

Listing Office      Courtesy Of Erick Dillmann Of 2% Realty



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