

\$1,199,700 - 2725 18 Street Nw, Calgary

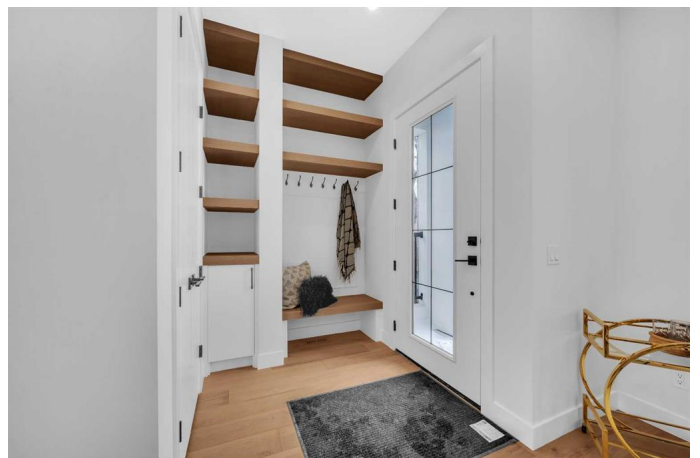
MLS® #A2195102

\$1,199,700

4 Bedroom, 4.00 Bathroom, 1,912 sqft
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

LOCATION LOCATION! Built on a quiet street only steps to Confederation Park, this BRAND-NEW semi-detached infill in CAPITOL HILL offers a superb floorplan with a LEGAL BASEMENT SUITE (subject to permits & approvals by the city). Capitol Hill is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. Confederation Park & the lovely Pebble Playground are a quick walk down the street, the City of Calgary toboggan hill is only 6-mins away, and the Confederation Park Golf Course is only 10-min down the road; a quick 9 holes after dinner can be a weeknight reality! The Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT & UofC a short bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild easily accessible from this inner-city location. With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including 10-ft ceilings on the main level, engineered hardwood flooring on the upper levels, & a fully-developed basement w/ a LEGAL SUITE (subject to city approvals). The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station.



The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the back patio – perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you’re greeted w/ hardwood floors, leading you into the two secondary bedrooms w/ built-in closets, a spacious laundry room and a main 4-pc bath w/ modern vanity and a tub/shower combo w/ full-height tile surround. The primary suite features a soaring vaulted ceiling, multiple tall East windows for tons of natural light, and a large walk-in closet w/ built-in storage. The 5-pc ensuite shows off with vaulted ceiling, heated tile floors, glass shower w/ full-height tile, a free-standing tub, a modern vanity, dual under-mount sinks, and a separate water closet. The fully-developed LEGAL BASEMENT SUITE (subject to approval by the city) enjoys private access through a secure side entrance, a generous-sized bedroom w/ built-in closet, a spacious and contemporary 4-pc bath w/ modern tile & vanity, large windows, space for a washer & dryer, plus a large living room area! The kitchen is thoughtfully arranged with quartz countertops, full-height cabinetry, and lower drawers. Take a drive by the house and see how this house will suit your family perfectly! *Photos from show suite next door.*

Built in 2025

Essential Information

| | |
|------------|-------------|
| MLS® # | A2195102 |
| Price | \$1,199,700 |
| Bedrooms | 4 |
| Bathrooms | 4.00 |
| Full Baths | 3 |

| | |
|----------------|------------------------|
| Half Baths | 1 |
| Square Footage | 1,912 |
| Acres | 0.07 |
| Year Built | 2025 |
| Type | Residential |
| Sub-Type | Semi Detached |
| Style | 2 Storey, Side by Side |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 2725 18 Street Nw |
| Subdivision | Capitol Hill |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2M 3T9 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 2 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s), Soaking Tub, Separate Entrance, Vaulted Ceiling(s) |
| Appliances | Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Oven-Built-In, Garage Control(s) |
| Heating | Forced Air, Natural Gas |
| Cooling | Rough-In |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Living Room |
| Has Basement | Yes |
| Basement | Finished, Full, Suite |

Exterior

| | |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

| | |
|-----------------|---------------------------|
| Lot Description | Low Maintenance Landscape |
| Roof | Asphalt |
| Construction | Concrete, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 17th, 2025 |
| Days on Market | 45 |
| Zoning | R - CG |

Listing Details

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|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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