



224 18A Street NW  
Calgary, Alberta

MLS # A2292393



**\$1,799,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | West Hillhurst  |               |                  |
| <b>Type:</b>     | Residential/House   |               |                  |
| <b>Style:</b>    | 3 (or more) Storey  |               |                  |
| <b>Size:</b>     | 2,756 sq.ft.  | <b>Age:</b>   | 2025 (1 yrs old) |
| <b>Beds:</b>     | 5   | <b>Baths:</b> | 5 full / 1 half  |
| <b>Garage:</b>   | Tandem, Triple Garage Detached                                |               |                  |
| <b>Lot Size:</b> | 0.08 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |               |                  |

|                    |                           |                   |      |
|--------------------|---------------------------|-------------------|------|
| <b>Heating:</b>    | In Floor, Forced Air      | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood          | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle           | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                      | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Brick, Stucco, Wood Frame | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete           | <b>Utilities:</b> | -    |

**Features:** Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar

**Inclusions:** None

Located on a quiet street in the inner-city community of West Hillhurst, this brand new 4+1 bedroom home, built by D & M Custom Homes, offers nearly 3700 sq ft of meticulously developed living space exhibiting top quality & exquisite attention to detail throughout. The open & airy main level presents wide-plank hardwood flooring, lofty ceilings & stylish light fixtures, showcasing the front dining area with ample space to host family & friends & kitchen that's beautifully finished with quartz counter tops, large waterfall island/eating bar, plenty of storage space & high-end appliance package. The living room is adjacent to kitchen & is anchored by an eye-catching floor to ceiling feature fireplace & built-ins. A mudroom & 2 piece powder room complete the main level. The second level hosts 3 spacious bedrooms, including one primary bedroom with walk-in closet & posh 6 piece ensuite with dual sinks, relaxing freestanding soaker tub & rejuvenating steam shower. The additional 2 bedrooms each have plenty of closet space & private 3 piece ensuite. A laundry room with sink & storage is conveniently situated in the hallway. The third level boasts a large bonus room with access to a rooftop patio. A second primary retreat on the third level is a true private oasis, boasting a large bedroom with huge walk-in closet & opulent 5 piece ensuite featuring a gorgeous vanity with dual sinks, relaxing freestanding soaker tub & oversized glass shower. Basement development includes a spacious family/media room with wetbar, home gym, fifth bedroom & 4 piece bath. Outside, enjoy the back yard with deck & access to the triple detached garage that's roughed-in for heat. This stunning home is located just blocks to scenic Bow River pathways & West Hillhurst Community Association & is close to trendy Kensington, Riley Park, schools, SAIT, U of C, shopping & walking distance to the

downtown core.