



GRASSROOTS
REALTY GROUP

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1007 18 Avenue NW
Calgary, Alberta

MLS # A2295857



\$1,299,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,936 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

MOVE-IN READY! Designed to impress the most discerning buyers, this exceptional luxury home offers a front office, 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage! Sophisticated European-inspired interiors showcase soaring 10-foot ceilings, oversized 8-foot doors, wide-plank engineered hardwood flooring, and a sun-filled open-concept layout designed for elevated everyday living and effortless entertaining. At the heart of the home is a stunning designer chef's kitchen anchored by a large quartz island with rich custom wood accents. Premium finishes include ceiling-height micro Shaker cabinetry, a full-height quartz backsplash, a custom lime wash plaster hood w/ inset lighting, and a professional-grade KitchenAid appliance package with a gas cooktop, built-in wall oven, microwave, dishwasher, and French-door refrigerator. The adjoining dining area features a built-in beverage fridge, while the elegant living room is centred around a sleek linear gas fireplace finished in custom lime wash plaster and expansive patio doors opening to the south-facing backyard. A custom mudroom with built-in storage and a thoughtfully curated designer powder room complete this floor, featuring a natural stone skirted vanity, wall-mounted faucet, elegant pendant lighting, and a rich dark paint finish. Upstairs, a striking hardwood staircase with integrated LED lighting leads to a serene primary retreat with oversized windows, built-in speakers, and space for a private lounge or office. The spa-inspired ensuite features heated tile floors, a freestanding soaker tub, dual quartz vanities, a private water closet, and an oversized STEAM shower with rainfall head, body sprays, and bench seating. A fully customized walk-in closet completes the retreat. Two additional bedrooms with walk-in closets, a beautifully appointed full bathroom, and

an elevated laundry room with custom cabinetry and quartz surfaces complete the upper level. The professionally finished lower level offers exceptional versatility with 9-foot ceilings, a spacious recreation & media lounge, custom built-ins, a wet bar, a large fourth bedroom with walk-in closet, and a full bathroom — ideal for guests, a private gym, or flex space. Rounding out the home is an upgraded mechanical package featuring a high-efficiency furnace, HRV system, humidifier, 50-gallon hot water tank, 200-amp electrical service, and rough-ins for central A/C and vacuum. Exterior finishes have been thoughtfully selected for timeless style and durability, including cultured stone accents, James Hardie siding, a large front patio, full concrete walkways to the garage, pressure-treated fencing, professional landscaping, and a spacious rear deck with gas line for outdoor entertaining. Situated in one of Calgary's most desirable inner-city communities, this rare luxury offering is moments from downtown, top-rated schools, parks, cafés, and major amenities — delivering the elevated lifestyle today's luxury buyer