



# GRASSROOTS

REALTY GROUP

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1009 18 Avenue NW  
Calgary, Alberta

MLS # A2304768



## \$1,299,000

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,959 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	None		

BRAND-NEW HIGH-END DETACHED INFILL COMING SOON IN MOUNT PLEASANT. 90% complete and available for a Spring/Summer possession. Offering over 2,691 sq. ft. of expertly developed living space across three levels, this beautifully appointed luxury infill features 4 bedrooms (3 up, 1 down), 3.5 bathrooms, a fully finished basement, and a double detached garage. Blending timeless design, quality craftsmanship, and an unbeatable inner-city location, this is a home that stands apart. The main floor makes an immediate impression with soaring 10-ft ceilings, 8-ft doors, wide-plank engineered hardwood, and a bright open-concept layout designed for everyday living and entertaining alike. At the centre of the home, the chef-inspired galley kitchen showcases an oversized 12-ft quartz island with fluted detailing, ceiling-height Shaker cabinetry, full quartz backsplash, and a premium KitchenAid appliance package including a gas cooktop, wall oven, built-in microwave, dishwasher, and French-door refrigerator. The adjoining living room is anchored by a sleek linear gas fireplace with a brick surround, while the dining area opens seamlessly to the sunny south-facing backyard. A functional mudroom with built-in storage and a designer powder room complete the main level. A statement hardwood staircase with integrated LED lighting leads upstairs, where engineered hardwood continues throughout. The spacious primary retreat offers oversized windows, built-in speakers, and room for a lounge area or home office setup. The spa-inspired 5-piece ensuite is designed for relaxation, featuring heated tile floors, a freestanding soaker tub, dual quartz vanity, private water closet, and an oversized tiled shower with rainfall head, body jets, bench seating, and steam rough-in. A large custom walk-in closet completes the retreat. Two additional bedrooms, each with walk-in

closets, share a beautifully finished main bath with quartz counters and full-height tile surround. The upper laundry room is equally well appointed with cabinetry, quartz counters, and sink. The fully finished basement offers impressive additional living space with 9-ft ceilings, a large recreation room with built-in entertainment unit, extended wet bar, fourth bedroom with walk-in closet, and full bathroom—ideal for guests, teens, or a private work-from-home setup. Exterior highlights include James Hardie board and brick siding, a large rear deck with gas line, full landscaping, pressure-treated fencing, and concrete walkways leading to the double detached garage. Mechanical upgrades include a high-efficiency furnace, HRV system, humidifier, 50-gallon hot water tank, 200-amp electrical service, plus rough-ins for central air conditioning and central vacuum. A rare opportunity to own a thoughtfully designed, high-quality home in one of Calgary's most desirable inner-city communities.