



**GRASSROOTS**

REALTY GROUP

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1012 18 Avenue NW  
Calgary, Alberta

MLS # A2307913



**\$1,464,900**

<b>Division:</b>	Mount Pleasant		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,491 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Flat Torch Membrane, Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	RC-G
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Data, Wired for Sound

**Inclusions:** N/A

**BRAND NEW | DOWNTOWN VIEWS FROM 2ND & 3RD FLOORS | 3-STOREY DETACHED | MOUNT PLEASANT | FRONT PATIO**  
Welcome to this exceptional, newly constructed 3-storey detached residence in the heart of Mount Pleasant, offering a refined expression of inner-city luxury. Meticulously crafted with uncompromising attention to detail, this home showcases wide plank engineered wood flooring and bespoke oak millwork, seamlessly blending timeless elegance with modern sophistication. The main level presents an expansive open-concept design, highlighted by soaring 10-foot ceilings and an elegant formal dining area. The chef-inspired kitchen serves as the centrepiece, appointed with premium appliances, sleek custom cabinetry, and a statement 15-foot island—an extraordinary feature designed to anchor the space while offering unparalleled functionality for both elevated entertaining and everyday living. A thoughtfully designed front patio provides an inviting outdoor setting for relaxed mornings or intimate gatherings. Upstairs, the primary retreat offers a true sense of sanctuary, featuring a spa-calibre ensuite complete with a freestanding soaker tub, glass-enclosed shower with in-floor heating, and dual vanities, complemented by a spacious walk-in closet. Additional bedrooms are generously scaled and accompanied by a beautifully appointed full bathroom and convenient upper-level laundry. The third level is a standout feature, offering a light-filled bonus lounge, full bathroom, and a dedicated office space, all enhanced by captivating downtown views—an ideal setting for both productivity and relaxation. The fully developed lower level extends the home’s luxurious living space with a spacious recreation area, sophisticated wet bar, and a well-appointed guest suite, perfectly suited for hosting in style. Outdoors, the

landscaped yard is paired with a premium rear deck and BBQ gas line, creating a seamless indoor-outdoor experience designed for effortless summer entertaining. Ideally situated in one of Calgary's most coveted inner-city communities, this distinguished residence delivers an exceptional balance of architectural elegance, modern comfort, and urban convenience.