



**GRASSROOTS**  
REALTY GROUP

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623 18 Avenue NW  
Calgary, Alberta

MLS # A2315744



**\$2,095,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Mount Pleasant                             |               |                  |
| <b>Type:</b>     | Residential/House                          |               |                  |
| <b>Style:</b>    | 2 Storey                                   |               |                  |
| <b>Size:</b>     | 2,868 sq.ft.                               | <b>Age:</b>   | 2024 (2 yrs old) |
| <b>Beds:</b>     | 5  | <b>Baths:</b> | 5 full / 2 half  |
| <b>Garage:</b>   | Triple Garage Detached                     |               |                  |
| <b>Lot Size:</b> | 0.10 Acre                                  |               |                  |
| <b>Lot Feat:</b> | Low Maintenance Landscape, Rectangular Lot |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -    |
| <b>Floors:</b>     | 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, Concrete, Stucco, 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, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |                   |      |
| <b>Inclusions:</b> | Steamer unit (2), Garage Heater   |                   |      |

A statement home in Mount Pleasant, this luxury build feels more like a private design showcase than a typical inner-city infill. Every space is layered with custom detail&mdash;from white oak millwork, arched built-ins, a glass-walled office, and backlit tile to inset lighting, tray ceilings, steam showers, heated floors, DUAL AC, and a fully developed lower level designed for entertaining. With 5 BEDROOMS, 5 ENSUITES, 2 POWDER ROOMS, and a sunny SOUTH FACING BACKYARD, this is a home that truly needs to be experienced in person. The foyer opens with immediate drama, setting the tone for a floorplan that balances architectural impact with everyday livability. At the front, the OFFICE is enclosed with metal-framed glass and finished with custom built-ins, creating a polished workspace that feels connected but private. A main floor BEDROOM with its own ENSUITE WITH HEATED FLOORS adds flexibility for guests, multi-generational living, or a second office. The main living area is rich in detail and scale. The LIVING ROOM centres around a gas fireplace with European plaster surround and beautiful arched built-ins w/inset lighting, while the 4-panel Regency garden door adds a strong connection to the SOUTH-FACING BACKYARD. The dining area sits between the living space and kitchen, creating a natural flow for hosting. In the KITCHEN, JennAir appliances, a large island with skirted sink, gas range, microwave, pot filler, and extensive cabinetry create a refined, functional hub. Behind the scenes, the PREP KITCHEN adds serious utility with a 6-burner gas cooktop, 700 CFM hood fan, refrigerator, custom cabinetry & sink. The MUDROOM is equally elevated, with fully custom cabinetry and access to the FULLY FINISHED HEATED TRIPLE GARAGE. Upstairs, continues to impress with 2 secondary bedrooms, each with oak inset tray ceilings,

ENSUITE w/ HEATED TILE FLOOR plus custom curtains & blinds throughout. The BONUS ROOM is a true design moment with custom arched oak built-in, inset lighting, and cabinetry below. The PRIMARY SUITE feels calm, warm, and highly tailored with a vaulted ceiling, inset white oak detailing, ambient lighting, and a custom walk-in closet with island. The ensuite brings the spa experience home with heated tile, a freestanding tub, and oversized steam shower. The lower level is built for atmosphere. White oak beams define the ceiling, while RADIANT IN FLOOR HEAT adds comfort throughout. A large REC ROOM and wet bar with antique glass tile & inset lighting create a standout entertaining space, complemented by a WINE CELLAR, luxurious powder room & oversized guest suite with white oak wainscoting, a custom walk-in closet with island & quartz top, and private ensuite with IN-FLOOR HEAT and a large STEAM SHOWER. Nestled in a quiet pocket of Mount Pleasant, this home is minutes from Confederation Park, top schools, U of C, SAIT, Foothills & Children's Hospitals, and downtown Calgary. Come experience this luxury home today!