



GRASSROOTS

REALTY GROUP

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**421 18 Street NW
Calgary, Alberta**

MLS # A2316214



\$2,150,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,668 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Pie Shape		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: N/A

Experience refined living in this beautifully designed new build by William Blake Homes, anticipated to be move in ready in Spring 2027. Situated on a cul-de-sac in the highly sought after community of West Hillhurst, this residence offers 3700 sq ft of thoughtfully developed living space. Blending timeless design with modern comfort, it delivers exceptional style, function and quality in one of Calgary's premier inner-city locations. The main floor features 10 foot ceilings and an open-concept layout designed for both everyday living and entertaining. The kitchen is complete with custom built-in cabinetry, a large island and a hidden scullery for all your preparation needs. The dining and living room areas flow seamlessly together with the living room anchored by a Venetian plaster gas fireplace creating a warm and inviting focal point. A private main floor office adds valuable flexibility for work or study. Upstairs, the primary retreat offers a spacious walk-in closet and a spa-inspired ensuite with vaulted ceilings, dual vanity, shower, soaker tub and private water closet. Two additional bedrooms each include their own built in window bench and private ensuite bathroom, providing comfort and privacy for family or guests. An upper level laundry room is conveniently located on this floor. The fully developed basement extends the living space with a generous recreation area featuring an elegant arched wet bar, along with a home gym. A fourth bedroom and well appointed 3 piece bathroom complete the lower level. Additional features include a double attached garage with a walk through mudroom, custom wainscoting throughout and carefully selected designer lighting and plumbing fixtures. Located in West Hillhurst, this home is in walking distance to Queen Elizabeth School, offers quick access to downtown, Kensington, the Bow River pathway system, SAIT, The University

of Calgary, Foothills Medical Centre, parks and loads of amenities.