



**423 18 Street NW**  
**Calgary, Alberta**

**MLS # A2317271**



**\$2,150,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,645 sq.ft.	<b>Age:</b>	2027 (-1 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	High Efficiency, In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Stucco	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Anticipated for completion in Spring 2027, this exceptional new build by William Blake Homes offers over 3,600 SQFT of thoughtfully designed living space on a quiet cul-de-sac in the highly sought-after community of West Hillhurst. The main floor showcases 10-foot ceilings and an open-concept design tailored for both everyday living and entertaining. At the heart of the home is a beautifully appointed kitchen featuring custom cabinetry, a large central island, and a fully equipped butler's pantry. The dining area and great room flow seamlessly together, anchored by a gas fireplace that creates a warm and inviting atmosphere. A private main-floor office provides an ideal space for working from home or studying. Upstairs, the luxurious primary retreat offers soaring 11-foot ceilings, a spacious walk-in closet and a spa-inspired ensuite with dual vanities, a freestanding soaker tub, oversized shower, and private water closet. Two additional bedrooms each feature their own ensuite bathroom, offering comfort and privacy for family members or guests. A study area and convenient upper-floor laundry complete this level. The fully developed basement expands the living space with a large recreation room, wet bar, dedicated home gym, fourth bedroom, and a well-appointed 3-piece bathroom. Additional highlights include a double attached garage with a walk-through mudroom, a large front porch and carefully curated designer lighting and plumbing fixtures throughout. Ideally located within walking distance of Queen Elizabeth School and minutes from downtown, Kensington, the Bow River pathway system, SAIT, the University of Calgary, Foothills Medical Centre, parks, and numerous amenities, this is a rare opportunity to own a beautifully crafted home in one of Calgary's most desirable inner-city neighbourhoods.