



GRASSROOTS
REALTY GROUP

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1011 18 Avenue NW
Calgary, Alberta

MLS # A2323299



\$1,089,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,955 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.01 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Track Lighting, Wired for Sound		
Inclusions:	N/A		

Exquisite two-storey luxury residence in Mount Pleasant — where contemporary design meets thoughtful functionality. This beautifully appointed home welcomes you with an open main floor featuring a formal dining area flowing into a chef’s kitchen equipped with built-in KitchenAid appliances and a generous living room — ideal for effortless entertaining and everyday living. A discreet mudroom with a hidden door keeps clutter out of sight, and a stylish 2-piece powder room completes the main level. Upstairs, the primary retreat is a serene haven with vaulted ceilings, two walk-in closets and a spa-like ensuite designed for relaxation. Two additional bedrooms, each with their own walk-in closet, plus a full bathroom and a convenient upper-level laundry room provide comfortable and well-planned family living. The fully finished basement suite offers excellent rental or multigenerational potential, featuring a modern kitchen with island, bright living room, two bedrooms, a full bathroom and a separate laundry room — private and self-contained. Located in desirable Mount Pleasant, this home blends luxury details with practical design for an elevated Calgary lifestyle. Contact us today to schedule a viewing.