



GRASSROOTS
REALTY GROUP

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219 18 Avenue NE
Calgary, Alberta

MLS # A2328029



\$1,149,900

Division:	Tuxedo Park		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,112 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Double Vanity, No Animal Home, No Smoking Home, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Refrigerator, Oven, Microwave, Dishwasher, Washer, Dryer, Electric Stove, Range Hood

Welcome to 219 18 Avenue NE, a stunning brand-new semi-detached infill in the sought-after community of Tuxedo Park, featuring timeless Brooklyn-inspired architecture with a hardie board siding and brick exterior. Situated on a quiet, mature street, this thoughtfully designed home offers exceptional craftsmanship, premium finishes, and incredible versatility for growing families. The heart of the home is the designer kitchen, showcasing ceiling-height custom cabinetry, a modern tile backsplash, built-in pantry, premium stainless steel appliance package, elegant pendant lighting, and an oversized island with generous seating—perfect for entertaining and everyday living. The bright and inviting living room is anchored by a beautiful gas fireplace with a full-height tile surround and custom built-in shelving. Expansive 8-foot sliding glass patio doors seamlessly connect the indoor and outdoor living spaces, opening onto the sunny south-facing backyard. A spacious dining area is enhanced by oversized windows that flood the home with natural light, while the private main-floor office features a stylish barn door, built-in desk with upper cabinetry, and its own window—ideal for working from home. Practicality meets style with custom built-in benches in both the front foyer and rear mudroom, along with a built-in closet and elegant 2-piece powder room. Upstairs, the luxurious primary retreat boasts soaring vaulted ceilings, oversized windows, dual walk-in closets, and a spa-inspired ensuite complete with heated tile floors, quartz countertops, dual undermount sinks, a freestanding soaker tub, and a stunning glass shower featuring a built-in bench, body jets, and steam shower. Rarely found in infills, all upstairs bedrooms feature hardwood flooring. Two additional spacious bedrooms each include their own private 4-piece ensuite bathrooms, offering exceptional

comfort and privacy for family members or guests. The fully finished basement has been thoughtfully designed to maximize flexibility, featuring a legal 2-bedroom suite with its own full kitchen, spacious living area, separate laundry, and abundant storage. Whether used as a mortgage helper, multi-generational living space, or private guest accommodation, this legal suite offers outstanding value. Ideally located just minutes from downtown, you'll enjoy walking distance to Lina's Italian Market, Rosso Coffee, Peter's Drive-In, multiple parks, schools, and the future Green Line LRT, providing unmatched convenience and long-term investment potential. With quick access to 16 Avenue and major commuter routes, this exceptional inner-city home truly has it all.