



GRASSROOTS
REALTY GROUP

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1529 18 Avenue NW
Calgary, Alberta

MLS # A2343945



\$1,249,900

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,971 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	ENERGY STAR Qualified Equipment	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Mixed, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)		

Inclusions: N/A

****30 DAYS FROM COMPLETION! MOVE INTO YOUR DREAM HOME IN JUST 30 DAYS!****RIGHT SIDE FEATURES NON LEGAL SUITE BASEMENT AND LEFT SIDE FEATURES LEGAL SUITE BASEMENT | 5 BEDROOM | 4.5 BATHROOM | DETACHED HOME | SEPARATE ENTRANCE FOR BASEMENT AND SEPEARATE LAUNDRY | DOUBLE DETACHED GARAGE | Welcome to this exceptional brand new detached home in the highly desirable inner-city community of Capitol Hill, where modern luxury meets thoughtful design and incredible flexibility. Perfectly positioned in one of Calgary's most sought-after neighborhoods, this home offers not only upscale living but also a unique opportunity for buyers to customize the space to suit their lifestyle. One of the standout features of this property is the option to modify the basement layout. Buyers have the choice to maintain the fully legal 2-bedroom suite—ideal for generating rental income or multi-generational living—or convert the space into a beautifully designed wet bar and entertainment area, creating the ultimate extension of your living space. From the moment you step inside, you'll be impressed by the attention to detail and high-end finishings throughout. The main floor is designed with both functionality and style in mind, featuring a bright and open-concept layout. The spacious living room is perfect for relaxing or hosting guests, seamlessly flowing into the dining area and a stunning L-shaped kitchen. The kitchen is equipped with built-in appliances, sleek cabinetry, premium countertops, and modern fixtures, making it a true centerpiece of the home. Upstairs, you'll find three generously sized bedrooms, each thoughtfully designed to provide comfort and privacy. This level features three full bathrooms, a rare and highly desirable feature, along with a

conveniently located laundry room for added ease. The primary bedroom serves as a luxurious retreat, complete with a vaulted ceiling that enhances the sense of space, a large walk-in closet, and a spa-inspired 5-piece ensuite featuring high-end finishes, dual vanities, a soaker tub, and a separate shower. The fully finished basement, as designed, includes a self-contained 2-bedroom legal suite with a separate entrance and its own washer and dryer, offering excellent potential for rental income or extended family use. Whether you choose to keep it as a suite or customize it, the flexibility adds tremendous value to the home. Outside, the property is fully landscaped, providing a clean and polished exterior ready to enjoy. The double detached garage offers secure parking and additional storage, while the yard provides space for outdoor relaxation or entertaining. Located in Capitol Hill, this home offers quick access to downtown, schools, parks, shopping, and public transit, making it an ideal choice for families, professionals, and investors alike. This is a rare opportunity to own a brand new, high-quality home in a prime location with the added benefit of customization—don’t miss your chance to make this incredible property yours.