



GRASSROOTS
REALTY GROUP

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515 18 Street NW
Calgary, Alberta

MLS # A2345264



\$1,119,900

Division:	West Hillhurst		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,034 sq.ft.	Age:	2020 (6 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	N/A		

Presenting an extraordinary residence in the heart of West Hillhurst, where over \$200,000 in bespoke interior design updates transforms this 2020-built half duplex into a showpiece of modern luxury. Every detail has been curated by a professional design team — including custom millwork, window coverings, and designer lighting throughout. A Russound whole-home sound system on every level. This is a rare turnkey opportunity to acquire a home already perfected, down to the last detail. Spanning 2,700 sq ft across three sun-filled levels, this 3-bedroom, 3.5-bathroom residence opens with soaring 9-ft ceilings and walls of glass framing a serene, west-facing backyard retreat. Rich oak hardwood flows throughout the main level, anchored by a sculptural feature staircase and an elegant chandelier that set the tone for the craftsmanship found in every room. A built-in desk area and fully organized boot room bring quiet function to the everyday. At the heart of the home, the chef's kitchen offers a generous quartz-topped island, a wet bar with wine fridge, a gas cooktop and grill, and a built-in professional-grade refrigerator, all wrapped in custom cabinetry designed to entertain in style. The adjoining family room, warmed by a tiled fireplace and framed with bespoke built-in bookcases, opens to an expansive covered balcony — effortless indoor-outdoor entertaining that captures the best of Calgary's four seasons. The primary suite is a true sanctuary: Curated feature wall, built-ins, a walk-in closet with custom organizers, designer lighting, and a spa-inspired 5-piece ensuite and soaking tub. Upstairs, two additional bedrooms are joined by a sunlit, skylit hallway, a 3-piece bath, and a fully appointed laundry room with sink and custom cabinetry. The walkout lower level continues the entertainer's narrative with its own wet bar and bar fridge, a generous rec room

framed by vaulted ceilings, and a 4-piece bath — opening onto a covered patio and a beautifully landscaped, low-maintenance yard, fabulous for your outdoor furniture and fire table, perfect for gathering long after sunset. This home has also been thoughtfully upgraded for worry-free ownership, with a new furnace and water heater already in place. The attached double garage has been fully finished with sleek epoxy flooring, delivering showroom-quality style and function down to the last square foot. Ask about the complete list of negotiable furnishings! Ideally situated moments from Kensington's premier shopping and dining, top-rated schools directly across the street, the Bow River's parks and pathway system, and effortless access to downtown Calgary, this residence offers the rare combination of lock-and-leave convenience and true urban luxury living. A rare offering — designer-finished, move-in ready, and priced to reflect true turnkey luxury.