



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

724 18 Avenue NW
Calgary, Alberta

MLS # A2346042



\$1,495,000

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,811 sq.ft.	Age:	2026 (0 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage, In Garage E		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Boiler, In Floor, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Natural Gas, Mount Pleasant	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stucco	Zoning:	RC-G
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

GREAT RENTAL POTENTIAL, UNDER CONSTRUCTION & STILL TIME TO CUSTOMIZE! Secure this brand-new Mount Pleasant home before completion and take advantage of the opportunity to personalize select finishes to your style, subject to construction stage and builder approval. Plus, a \$20,000 appliance package is INCLUDED in the purchase price, giving you even more freedom to make this home your own. Estimated completion: mid-November 2026. An exceptional opportunity to own a thoughtfully designed new build in the heart of Mount Pleasant, offering approximately 2,000 sq. ft. of above-grade living space, plus a 2-bedroom basement legal suite and a completely separate 1-bedroom backyard legal suite above the detached double garage. With 6 bedrooms and 4.5 bathrooms across three distinct living spaces, this property delivers incredible flexibility and rental-income potential in one of Calgary's most desirable inner-city communities. The main residence offers 3 bedrooms and 2.5 bathrooms, with an open-concept main floor showcasing elevated, contemporary finishes. The kitchen features quartz countertops, custom cabinetry, an oak-veneer island, custom MASIV LED lighting, backsplash mood lighting. The living room is anchored by a 42" gas fireplace with a custom brick hearth, while custom lighting continues throughout the home. Upstairs, the primary retreat features a spa-inspired 5-piece ensuite with electrically heated floors, bathtub, separate shower and double vanity, alongside two additional bedrooms, a full shared bathroom and convenient upper-floor laundry with sink. Designed with income potential in mind, the basement legal suite offers approximately 908 sq. ft. with 2 bedrooms, kitchen, full bathroom, laundry and storage, plus in-floor heating throughout the basement. One of the bedrooms can also function as a

gym or flex room. Adding another layer of versatility is the approximately 496 sq. ft. private backyard legal suite, featuring 1 bedroom, kitchen, full bathroom, furnace room and its own laundry—an excellent opportunity for additional rental income, guests or extended family. Completing the property is a finished, insulated and heated detached double garage with an EV charger rough-in. The striking exterior combines brick, metal facade and wraparound black stucco, while thoughtful mechanical features include a furnace with humidifier servicing the main and second floors, two HRV units, hot-water recirculation system and water-softener rough-in. Located in sought-after Mount Pleasant, this is a rare opportunity to own a brand-new inner-city property that seamlessly combines sophisticated design with two additional self-contained living spaces. Live in the main residence while benefiting from the potential for multiple rental income streams, accommodate extended family, or add a uniquely versatile property to your investment portfolio.