



GRASSROOTS
REALTY GROUP

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1010 18 Avenue NW
Calgary, Alberta

MLS # A2346895



\$1,464,900

Division:	Mount Pleasant		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,508 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, Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Street L		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Flat Torch Membrane, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Stucco, Wood Frame	Zoning:	RC-2
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Inclusions: N/A

LEFT SIDE SOLD — ONLY ONE REMAINS! A rare opportunity to own an exceptional three-storey detached home in the heart of Mount Pleasant. With the left-side home now SOLD, this is the only residence still available—outstanding indoor and outdoor entertaining spaces, extensive upgrades and beautiful downtown views. Step inside to a sophisticated interior where hardwood flooring extends throughout the main, second and third levels. Beautiful open staircases and spindle railings add architectural character and create an open, airy feeling from floor to floor. The main level is designed for both everyday living and entertaining. A large dining area flows into the spectacular central kitchen, where an impressive 16-foot island becomes the natural gathering place of the home. Sleek micro-Shaker cabinetry and a dramatic full-height quartz backsplash give the kitchen a clean, contemporary finish. Beyond the kitchen, the expansive living room offers a warm and inviting atmosphere with a gas fireplace, custom built-ins and large patio doors, creating an effortless connection between the home's principal living spaces. Upstairs, the primary suite is designed as a private retreat. The oversized primary ensuite delivers a true spa-like experience with a steam shower, rainfall showerhead, body jets, soaker tub and double vanity, complemented by a generous walk-in closet. For an additional level of comfort and luxury, all upper-floor bathrooms feature in-floor heating. Two additional bedrooms, another full bathroom and conveniently located upper-floor laundry complete this level. The third floor is one of the home's signature features—a versatile space made for entertaining, relaxing or creating your own private lounge. Step outside onto the third-floor balcony and enjoy beautiful downtown Calgary views, providing an incredible backdrop for hosting friends,

evening drinks or simply unwinding while taking in the skyline. The lower level expands the home's possibilities even further with a media/recreation area, wet bar, gym, additional bedroom and full bathroom. The home is equipped with dual furnaces for added comfort across its multiple levels, along with rough-ins for air conditioning and central vacuum. The lower-level layout includes the recreation area, wet bar, gym, bedroom and bathroom, while the mechanical area accommodates the dual-furnace setup. The striking brick exterior makes an immediate impression, complemented by a large front patio offering the perfect setting for outdoor seating and an awning. The exterior is finished with a full exposed-concrete walkway extending to the garage and pressure-treated fencing, creating a polished, private and functional outdoor space.