



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

224 18A Street NW
Calgary, Alberta

MLS # A2350577



\$1,799,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,772 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	5 full / 1 half
Garage:	Tandem, Triple Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar		
Inclusions:	None		

Set on a quiet street in the inner-city community of Hillhurst, this brand-new 4+1 bedroom home by D & M Custom Homes offers more than 3,600 sq ft of thoughtfully finished living space with exceptional craftsmanship throughout. The bright, open main floor features wide-plank hardwood, high ceilings, stylish lighting, and a front dining area with a striking feature wall and plenty of room for entertaining. The kitchen is beautifully appointed with quartz countertops, a large waterfall island with eating bar, abundant storage, and a high-end appliance package. Open to the kitchen, the living room is highlighted by a floor-to-ceiling fireplace and built-ins. A mudroom and 2-piece powder room complete the main level. Upstairs, the second floor includes 3 spacious bedrooms, including a primary suite with a walk-in closet and elegant 5-piece ensuite with dual sinks, a freestanding soaker tub, and a separate shower. The 2 additional bedrooms each offer ample closet space and access to a private 3-piece ensuite. A conveniently located laundry room with sink and storage is also on this level. The third floor features a large bonus room with a wet bar and access to a rooftop patio with beautiful city and downtown views. It also includes a second primary retreat with a generous bedroom, custom walk-in closet, and luxurious 5-piece ensuite with dual sinks, a freestanding tub, and an oversized glass shower. The finished basement extends the living space with a spacious family/media room with wet bar, home gym, fifth bedroom, and 4-piece bath. Outside, the backyard includes a deck and access to the triple detached garage. This impressive home is just blocks from the Bow River pathways and the West Hillhurst Community Association, and close to Kensington, Riley Park, schools, SAIT, the University of Calgary, shopping, and downtown.

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