

# \$1,024,900 - 2719 18 Street Nw, Calgary

MLS® #A2239042

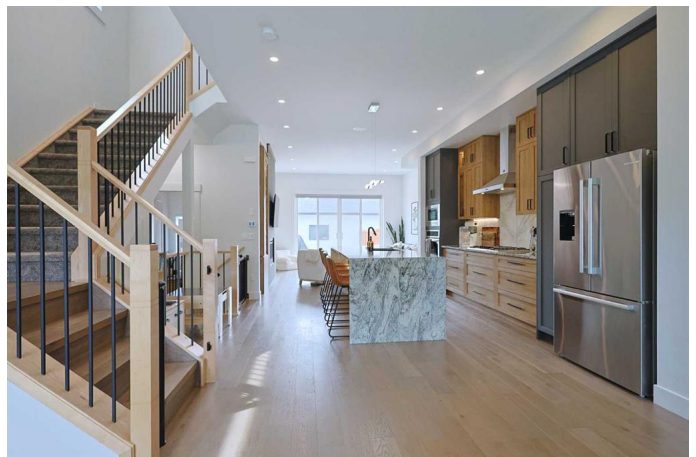
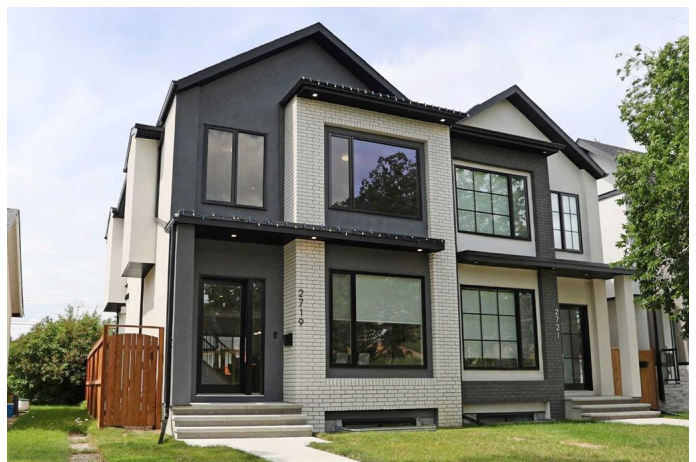
**\$1,024,900**

4 Bedroom, 4.00 Bathroom, 1,933 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Truly amazing describes this sensational semi-detached home in the popular inner city community of Capitol Hill, located here on this quiet street within walking distance to Confederation Park & the bluff overlooking Confederation golf course. Offering a total of 4 bedrooms & over 2600sqft of air-conditioned living space, this sleek designer home enjoys upgraded engineered hardwood floors, stunning custom kitchen with granite countertops, dreamy master ensuite with heated floors & fenced West backyard complete with large deck & detached 2 car garage. Complemented by soaring 10ft ceilings & expansive windows, you'll fall in love with the incredible open concept flow of the main floor with its bright & airy dining room with paneled feature wall & West-facing living room with 4-panel sliding garden doors & sleek contemporary fireplace with floor-to-ceiling granite surround. The fully-loaded kitchen is a sight-to-behold & features full-height cabinets & granite counters, impressive granite waterfall island & stainless steel Bosch appliances including gas cooktop plus chimney hoodfan & Frigidaire built-in oven. The graceful & extra-wide staircase leads up to the 2nd floor where you'll find 9ft ceilings & 3 wonderful bedrooms; the West-facing owners' retreat has engineered hardwood floors & large walk-in closet, & a barn door opens into the luxurious ensuite with heated floors & free-standing tub, oversized glass shower & quartz-topped double vanities. Finishing off



this floor is the family bathroom with 2 sinks & quartz counters, deep linen closet & laundry room with Maytag washer & dryer. The lower level “ with 9ft ceilings & roughed-in infloor heating, is beautifully finished with a 4th bedroom with walk-in closet, another full bathroom, office area with built-in desk & terrific rec room with granite-topped wet bar. Additional features include built-in ceiling speakers, low-flow/dual-flush toilets, main floor mudroom with built-in lockers, closet organizers, 3M-tinted windows (Night Vision 35 for upper staircase windows & PR40 for 2nd floor bedrooms), roughed-in central vacuum system & natural gas line for your BBQ on the backyard deck. Conveniently situated in this prime location within walking distance to bus stops & just minutes to the University of Calgary, area schools & Foothills Medical Centre, with easy access to major retail centers, LRT & downtown.

Built in 2022

**Essential Information**

|                |                        |
|----------------|------------------------|
| MLS® #         | A2239042               |
| Price          | \$1,024,900            |
| Bedrooms       | 4                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 1,933                  |
| Acres          | 0.07                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

**Community Information**

|         |                   |
|---------|-------------------|
| Address | 2719 18 Street NW |
|---------|-------------------|

|             |              |
|-------------|--------------|
| Subdivision | Capitol Hill |
| City        | Calgary      |
| County      | Calgary      |
| Province    | Alberta      |
| Postal Code | T2M 3T9      |

### **Amenities**

|                |                                                         |
|----------------|---------------------------------------------------------|
| Parking Spaces | 2                                                       |
| Parking        | Alley Access, Double Garage Detached, Garage Faces Rear |
| # of Garages   | 2                                                       |

### **Interior**

|                   |                                                                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Low Flow Plumbing Fixtures, Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Garburator                                                         |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                                                                                                               |
| Has Basement      | Yes                                                                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                                                                 |

### **Exterior**

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | BBQ gas line, Private Yard                                    |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot |
| Roof              | Asphalt Shingle                                               |
| Construction      | Brick, Stucco, Wood Frame                                     |
| Foundation        | Poured Concrete                                               |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 25th, 2025 |
| Days on Market | 51              |
| Zoning         | R-CG            |

### **Listing Details**

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