

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

MLS® #A2239042

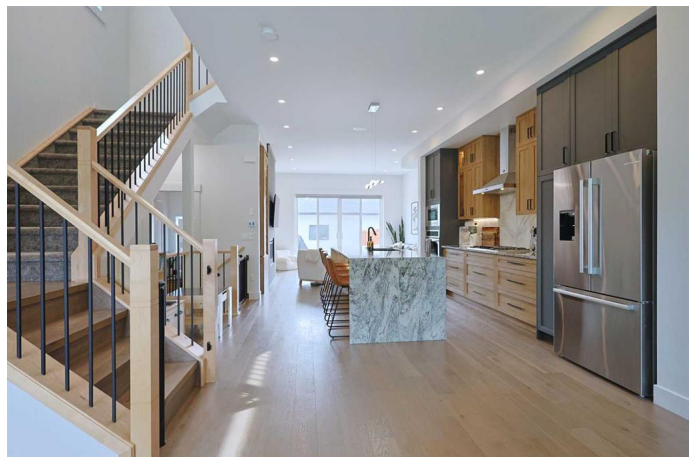
**\$1,024,900**

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 | 42              |
| Zoning         | R-CG            |

### **Listing Details**

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.