

716 18 Avenue NW  
Calgary, Alberta

MLS # A2265179



**\$1,999,000**

|                  |                                                                              |               |                  |
|------------------|------------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Mount Pleasant                                                               |               |                  |
| <b>Type:</b>     | Residential/House                                                            |               |                  |
| <b>Style:</b>    | 2 Storey                                                                     |               |                  |
| <b>Size:</b>     | 2,374 sq.ft.                                                                 | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 6                                                                            | <b>Baths:</b> | 4 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                                                    |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street  |               |                  |

|                    |                                                                  |                   |      |
|--------------------|------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Tile, Vinyl Plank                              | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle                                                  | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full                                                             | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Metal Siding , Stucco, Wood Frame                                | <b>Zoning:</b>    | R-CG |
| <b>Foundation:</b> | Poured Concrete                                                  | <b>Utilities:</b> | -    |

**Features:** Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

**Inclusions:** Basement: Wine Refrigerator & Dishwasher, Carriage Suite: Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer

**\*\*CHECK OUT THE VIDEO TOUR\*\*** Life is full of magical moments, and this BRAND-NEW architectural masterpiece is one of them. Boasting over 3,443 sq. ft. of meticulously crafted living space, plus a 651 sq. ft. legal CARRIAGE SUITE, this residence embodies elevated inner-city living at its FINEST. From the bold exterior design to the meticulously curated interior finishes, every element of this home reflects refined LUXURY & urban edge. Step inside & prepare to be captivated. The open-concept living showcases soaring 10-foot ceilings, wide-plank hardwood floors, ceiling speakers throughout & EXPANSIVE windows that bathe every corner in natural light. The living area exudes modern ELEGANCE with a designer gas fireplace, custom built-ins & double French sliding doors leading to a SPRAWLING DECK, perfect for seamless indoor-outdoor entertaining. At the heart of the home lies a chef-inspired custom kitchen that's both functional & breathtaking. Outfitted with a premium JennAir stainless steel appliance package, sleek micro-shaker cabinetry & premium quartz countertops, it's a space that invites creativity & conversation. The massive centre island, custom wet bar, and designer walk-through pantry make this a true entertainer's dream. Every cabinet, fixture, and surface has been chosen to make a statement while maintaining timeless appeal. A beautifully designed mudroom with custom millwork & abundant storage connects the main living space to your backyard RETREAT & heated triple-car detached garage. Ascend the striking hardwood staircase, framed by floor-to-ceiling glass and designer railings, and discover a serene upper level with 9-foot ceilings & 8-foot SOLID CORE doors. The primary retreat is a true private SANTUARY, featuring a spacious walk-in closet with custom built-ins and a LAVISH 6-piece spa

ensuite with a steam shower, freestanding soaker tub, double vanity, in-floor heating & designer porcelain tile. Two additional bedrooms share a STUNNING 5-piece bathroom, and the upper laundry room - thoughtfully designed to add everyday convenience. The lower level extends the experience of LUXURY with 9-foot ceilings, a media and recreation area, custom wet bar, gas fireplace, fourth & fifth bedroom, rough-in in-floor heating & a beautifully finished 3-piece bath. PERFECT for movie nights, guests, or just unwinding in STYLE. Outside, enjoy a fully fenced backyard & LOW MAINTENANCE landscaping. The triple detached garage adds not only function but flexibility - featuring a 1-bedroom legal CARRIAGE SUITE with its own bathroom, kitchen, laundry, balcony, private entrance & security cameras & alarm rough-in (house & garage). Ideal for multi-generational living, guests, or generating additional income without compromising privacy. Located in the prestigious inner-city enclave of Mount Pleasant, this home offers the perfect blend of luxury & lifestyle. Surrounded by tree-lined streets, steps from Confédération Park, trendy cafés, restaurants & minutes to downtown. CALL TODAY!!