



# 521 18A Street Calgary Alberta

\$1,780,000

\*\*\*Exceptional Location, Beautiful Home, Save Money on Energy\*\*\* Welcome to 521-18A Street NW in the popular community of WEST HILLHURST! This practical, durable and highly efficient home features a 48-MODULE SOLAR SYSTEM that sells extra power to the grid (March to October), resulting in CREDITS from the utility provider! This June alone the solar system delivered 1,500 kWh to the grid for a net credit of over \$200! Features a bright and spacious LEGALLY SUITED LOWER LEVEL for multigenerational families or rental benefits. Minutes from K-12 schools, community centre/outdoor pool, Kensington shopping and downtown! Entire home offers 6 BEDROOMS, 4 FULL BATHROOMS, 3 LAUNDRY ROOMS, an oversized double garage and large fenced, landscaped backyard with MATURE TREES for the kids to play and family to gather. Two-storey VAULTED SCREENED PATIO ROOM. Completed in July 2023, this home stands out from the moment you pull up with its peaked roof and great curb appeal. Enter the foyer with a HOME OFFICE to your right and MAIN FLOOR LAUNDRY. Walk through to an electric fireplace and WALL OF WINDOWS in the open living room, kitchen and dining area. Abundant storage including a FULL-WALL PANTRY! The kitchen is large and bright, with an oversized quartz island and quartz countertops, stainless steel appliances and tons of built-ins. Tucked behind the kitchen is a main floor bedroom and full bathroom! Upstairs you will find a spacious bonus room with a wonderful SUNNY BALCONY, plus the primary suite with SPA-LIKE 5-piece ensuite and walk-in closet! Two more bright bedrooms share a full 3-piece bath. Laundry on this level too, with optional LAUNDRY CHUTE to main floor! Downstairs, the fantastic bright and spacious LEGALLY SUITED LOWER LEVEL features large office with wall of built-in bookshelves, large bedroom, 3-piece bath, living room with electric fireplace, and kitchen with quartz island/countertops ...

Recreational, Games room 21.08 Ft x 12.00 Ft

Other 12.92 Ft x 6.75 Ft

Bedroom 12.33 Ft x 12.50 Ft

Bedroom 12.25 Ft x 12.17 Ft

Kitchen 19.08 Ft x 9.33 Ft

Bedroom 10.67 Ft x 11.58 Ft

Laundry room 8.75 Ft x 5.50 Ft

Office 8.75 Ft x 8.67 Ft

Bonus Room 12.67 Ft x 12.25 Ft

Primary Bedroom 16.08 Ft x 14.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

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3pc Bathroom 4.83 Ft x 8.75 Ft

Living room 17.67 Ft x 21.17 Ft

Dining room 9.25 Ft x 13.00 Ft

Kitchen 13.00 Ft x 13.00 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

Other 4.25 Ft x 10.08 Ft

5pc Bathroom 16.08 Ft x 8.17 Ft

Bedroom 10.25 Ft x 17.75 Ft

Bedroom 11.50 Ft x 13.42 Ft