



# 114 18 Avenue Calgary Alberta

\$899,998

Own a Rare Gem in One of Calgary's Most Prestigious Historic Buildings. Welcome to a truly unique opportunity to join the distinguished ownership in an iconic downtown Calgary building, surrounded by professionals, doctors, accountants, and even a NHL hockey player. This solid concrete and steel-constructed residence offers unparalleled quality and charm with over 2,500 sq. ft. of luxurious living space and a coveted double attached garage—a rare find in the heart of the city! As you step inside, the main level greets you with an open-concept design and soaring ceilings that create a sense of grandeur. The centerpiece is the elegant living area, featuring custom-built bookcases framing a cozy fireplace, perfect for relaxing evenings or entertaining guests. The space seamlessly flows into the chef-inspired kitchen, thoughtfully designed with ample cabinetry, hidden double drawers, and plenty of counter space to accommodate any culinary adventure. A stylish powder room on the main floor ensures convenience for your guests. The upper level is a sanctuary of comfort and sophistication. The primary suite offers a spa-inspired ensuite, complete with a soaking tub, glass-enclosed shower, dual vanities, and a private water closet. A walk-in closet, a second fireplace, vaulted ceilings, and a private balcony add even more luxury to this retreat. Just steps away, you'll find two additional well-appointed bedrooms that can easily double as a home office or gym, along with a full four-piece bathroom to complete the upper level. The fully finished lower level provides the ultimate in flexibility and function, featuring a media or games room illuminated by new LED pot lights. This level also includes a laundry room with a sink, a coat closet, and direct access to the double attached garage. Additional storage under the stairs ensures everything has its place. This home is curre...

- 2pc Bathroom 4.67 Ft x 5.00 Ft
- Dining room 17.67 Ft x 11.42 Ft
- Kitchen 17.67 Ft x 13.08 Ft
- Living room 22.58 Ft x 23.33 Ft
- 4pc Bathroom 8.33 Ft x 4.92 Ft
- 5pc Bathroom 10.33 Ft x 17.50 Ft

- Bedroom 11.00 Ft x 11.67 Ft
- Bedroom 11.42 Ft x 12.17 Ft
- Primary Bedroom 17.75 Ft x 24.42 Ft
- Other 8.42 Ft x 7.08 Ft
- Laundry room 9.58 Ft x 5.92 Ft
- Recreational, Games room 14.00 Ft x 16.83 Ft

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

Listing Presented By:



Originally Listed by:  
Stonemere Real Estate Solutions

**RE/MAX**  
RE/MAX REAL ESTATE  
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