



## 110 18 Street Calgary Alberta

\$1,150,000

Experience luxury living in this one-of-a-kind, architect-designed home in the heart of Hillhurst. Boasting 2,272+ sq. ft. of meticulously crafted space, this three-bedroom + flex room, four-bathroom residence combines modern elegance with superior craftsmanship. Upon entry, you're greeted by 14-ft ceilings and an abundance of natural light from expansive custom European windows (with electric blinds). The open-riser steel staircase with tempered glass panels is a true architectural statement, seamlessly connecting the split-level main floor. The gourmet kitchen, featuring Leicht cabinetry from Germany, a premium Miele appliances including a handy beverage cooler, and granite countertops, overlooks the living space and opens to an east-facing balcony. Upstairs, vaulted ceilings and seven skylights flood the home with natural light. The primary suite is a private retreat, complete with a spa-inspired ensuite featuring a steam shower, soaker tub, and rainfall showerhead. Two additional bedrooms, a full bathroom, and a versatile loft/bonus space complete the upper level. The fully developed lower level features a spacious rec room with a modern gas fireplace, heated epoxy flooring, a full bathroom, and a flex room—ideal for a gym, office, or convert to fourth bedroom. Built to commercial-grade standards, this steel-frame home is fully soundproofed with 2lb spray foam insulation, ensuring energy efficiency and privacy. The attached heated double garage adds convenience, while the professionally landscaped backyard offers a serene retreat with a cedar fence, GEM Stone ambient lighting, and mature trees. Located in an unbeatable location: 3-minute walk to Queen Elizabeth School, 7-minute walk to the Bow River Pathway, 3-minute drive to downtown & steps from Kensington's best restaurants, cafes, and shops. A truly exceptional home, priced below replacement cost. Don't mi...

Bedroom 11.17 Ft x 13.17 Ft

Family room 8.83 Ft x 17.42 Ft

4pc Bathroom Measurements not available

Bedroom 13.00 Ft x 8.83 Ft

Bonus Room 8.83 Ft x 17.50 Ft

Primary Bedroom 14.25 Ft x 13.00 Ft

3pc Bathroom Measurements not available

Bedroom 13.83 Ft x 9.25 Ft

Kitchen 20.00 Ft x 13.75 Ft

Dining room 20.00 Ft x 12.58 Ft

Living room 14.08 Ft x 28.00 Ft

2pc Bathroom Measurements not available

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

Listing Presented By:



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4pc Bathroom Measurements not available

Other 9.42 Ft x 5.17 Ft

Family room 19.00 Ft x 17.08 Ft