



1526 18th Avenue Calgary Alberta

\$1,075,000

Brand new luxury infill in Capitol Hill with a fully legal 2-bedroom basement suite -- an unbeatable value in this prime inner-city location. Perfect for extra income or extended family, this suite alone makes this home a standout investment. Main floor boasts 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs offers a vaulted primary suite with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, full bath, and laundry. The legal suite features a private entrance, two big bedrooms, full kitchen, laundry, and bright living space -- ideal mortgage helper or rental opportunity. Extras include high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garage, full landscaping, and a Certified New Home Warranty. Move-in ready and close to SAIT, U of C, schools, parks, and shops. This is smart, stylish, income-generating living -- and it won't last. (id:6769)

4pc Bathroom 9.08 Ft x 5.00 Ft
5pc Bathroom 9.00 Ft x 15.67 Ft
Bedroom 9.83 Ft x 11.58 Ft
Bedroom 9.83 Ft x 15.00 Ft
Den 10.50 Ft x 8.75 Ft
Laundry room 9.08 Ft x 5.00 Ft
Primary Bedroom 13.42 Ft x 18.92 Ft
Other 9.08 Ft x 6.00 Ft
4pc Bathroom 6.00 Ft x 9.00 Ft
Bedroom 9.92 Ft x 11.50 Ft

Bedroom 13.58 Ft x 10.25 Ft
Kitchen 12.42 Ft x 11.17 Ft
Recreational, Games room 12.42 Ft x 10.33 Ft
Storage 8.50 Ft x 9.42 Ft
2pc Bathroom 5.33 Ft x 4.92 Ft
Dining room 14.50 Ft x 15.08 Ft
Foyer 6.50 Ft x 7.67 Ft
Kitchen 15.67 Ft x 19.00 Ft
Living room 13.58 Ft x 11.42 Ft

Listing Presented By:



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