



## 1528 18th Avenue Calgary Alberta

\$1,075,000

Brand new luxury duplex in Capitol Hill, each side featuring a fully legal 2-bedroom basement suite -- a rare find in this prime inner-city location. Perfect for extra income, extended family, or investors looking to maximize cash flow. Each main floor offers 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy 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 basement suites include private entrances, two spacious bedrooms, full kitchens, separate laundry, and bright living spaces -- ideal as mortgage helpers or strong rental units. Extras: high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty. Move-in ready and minutes to SAIT, U of C, schools, parks, and shops. Smart, stylish, income-generating living -- grab one or both before they're gone. (id:6769)

4pc Bathroom 9.08 Ft x 4.92 Ft

5pc Bathroom 8.75 Ft x 15.58 Ft

Bedroom 9.83 Ft x 11.50 Ft

Bedroom 9.83 Ft x 15.00 Ft

Laundry room 9.08 Ft x 5.67 Ft

Loft 10.58 Ft x 9.00 Ft

Primary Bedroom 13.42 Ft x 18.92 Ft

Other 9.08 Ft x 6.08 Ft

4pc Bathroom 6.08 Ft x 9.00 Ft

Bedroom 9.92 Ft x 11.50 Ft

Bedroom 13.67 Ft x 10.25 Ft

Kitchen 12.50 Ft x 11.00 Ft

Recreational, Games room 12.50 Ft x 10.42 Ft

Furnace 8.58 Ft x 9.33 Ft

2pc Bathroom 5.33 Ft x 4.92 Ft

Dining room 14.33 Ft x 10.25 Ft

Den 13.33 Ft x 9.83 Ft

Foyer 10.83 Ft x 7.67 Ft

Living room 13.92 Ft x 9.08 Ft

Listing Presented By:



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