



261528 18 Avenue Calgary Alberta

\$2,150,000

Incredible investment opportunity in prime Capitol Hill! This brand new duplex package offers two stunning semi-detached homes -- 1526 & 1528 18 Ave NW -- each with a fully legal 2-bedroom basement suite. That's four separate, income-generating units on two separate titles, giving you unmatched flexibility and future resale options. Each main residence features 10-ft ceilings, engineered hardwood, a designer quartz kitchen with an oversized island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy a vaulted primary retreat with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, a full bath, and laundry. Each legal basement suite has a private side entrance, two large bedrooms, a full kitchen with quartz counters, separate laundry, and spacious living -- perfect mortgage helpers or strong rental units. Extras include high-efficiency furnaces, HRV systems, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty. Live in one and rent out three, hold as a high-quality four-unit investment, or sell individually in the future -- the options are endless. Steps to SAIT, U of C, parks, schools, and shops. Rare, versatile, and cash-flow ready -- this is the ultimate inner-city investment play! (id:6769)

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