



## 2723 18 Street Calgary Alberta

\$1,199,700

LOCATION LOCATION! Built on a quiet street only steps to Confederation Park, this BRAND-NEW semi-detached infill in CAPITOL HILL offers a superb floorplan with over 2600 sqft of developed living space & a LEGAL BASEMENT SUITE (subject to permits & approvals by the city). Capitol Hill is well-situated in inner-city NW, with lots of outdoor recreation, schools, & shopping nearby. Confederation Park & the lovely Pebble Playground are a quick walk down the street, the City of Calgary toboggan hill is only 6-mins away, and the Confederation Park Golf Course is only 10-min down the road; a quick 9 holes after dinner can be a weeknight reality! The Calgary Montessori School, Branton School, Rosemont School, and St Francis High School are all close by, with SAIT an 8-min bike ride away. Dining options, shopping, amenities, and more are all at your fingertips, with Banff Trail, North Hill Centre, and all the businesses along Crowchild easily accessible from this inner-city location. With an amazing layout & premium finishes, you'll discover a beautiful blend of both a stylish & functional lifestyle. This home features several upgrades, including 10-ft ceilings on the main level, engineered hardwood flooring on the upper levels, & a fully-developed basement w/ a LEGAL SUITE (subject to city approvals). The main floor boasts large primary living spaces, including a bright front dining/flex room, a large central kitchen with an oversized island w/ bar seating, ceiling-height custom cabinetry, and built-in pantry & coffee station. The large rear living room is finished w/ an inset gas fireplace w/ modern full-height surround, built-in millwork, and large windows overlooking the back patio - perfect for family gatherings! A rear mudroom hosts a bench with hooks, with direct access to the double detached garage out back and an elegant, private powder room. Upstairs, you're greeted...

Bedroom 13.00 Ft x 13.00 Ft

Kitchen 131.50 Ft x 14.00 Ft

Recreational, Games room 13.00 Ft x 13.83 Ft

4pc Bathroom Measurements not available

Laundry room 4.00 Ft x 3.42 Ft

Living room 14.33 Ft x 13.50 Ft

2pc Bathroom Measurements not available

Primary Bedroom 13.25 Ft x 12.50 Ft

Bedroom 9.75 Ft x 11.58 Ft

Bedroom 10.08 Ft x 11.58 Ft

Laundry room 8.17 Ft x 5.50 Ft

4pc Bathroom Measurements not available

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

Listing Presented By:



Originally Listed by:  
RE/MAX House of Real Estate

<https://innercityinfills.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)

Kitchen 161.00 Ft x 16.00 Ft

5pc Bathroom Measurements not available

Dining room 13.17 Ft x 12.00 Ft