



# 110 18 Street Calgary Alberta

\$1,255,000

Welcome to this beautiful and unique semi-detached home located in the inner-city community of Hillhurst! This home offers 3 BEDROOMS + OFFICE/FLEX SPACE, 4 BATHROOMS, and over 2,680 SQFT of livable space. This contemporary architect-designed home includes exceptional features such as commercial-grade steel frame door casings, steel beam construction, and custom European windows. This is truly a one-of-a-kind residential build! As you enter the home, you are greeted by the 14ft high ceilings and an abundance of natural light from the large windows on all sides. You will quickly notice the gorgeous open-riser steel staircase with 10mm tempered glass connecting from the living room and as you walk up the bi-level stairs to the kitchen area. In the kitchen, you will find extra high-end cabinetry for all your storage needs, beautiful appliques, a kitchen island and a huge window above the sink with downtown views. There is a newly added deck off the kitchen that will lead you to your private backyard, perfect for entertaining your friends and family! The backyard includes a beautiful cedar fence, lighting, and is fully landscaped to include planter boxes and mature trees. Walking up the open-riser stairs to the second floor you will find SEVEN beautiful SKYLIGHTS and more city views from the bonus space which can be used as a gym/office/movie space. The second floor includes 3 bedrooms, 2 bathrooms and the laundry room. The master ensuite includes a soaker tub, a steam shower and a large rainfall shower-head, and double vanity. Heading down to the basement you will pass the attached HEATED DOUBLE GARAGE. The basement includes a modern fireplace and epoxy floor that is heated, perfect for keeping cozy on cold nights! The basement includes a full bathroom which was recently redone to include a shower and there is also an additional flex room. Perfectly located in Hillhurst...

- 2pc Bathroom 5.25 Ft x 4.92 Ft
- Bonus Room 9.25 Ft x 13.75 Ft
- 2pc Bathroom 5.25 Ft x 5.33 Ft
- Living room 15.17 Ft x 7.92 Ft
- Kitchen 19.92 Ft x 13.83 Ft
- 5pc Bathroom 5.00 Ft x 16.50 Ft

- 3pc Bathroom 8.67 Ft x 9.25 Ft
- Bedroom 12.92 Ft x 8.67 Ft
- Bedroom 11.08 Ft x 13.25 Ft
- Office 8.50 Ft x 9.92 Ft
- Primary Bedroom 14.25 Ft x 13.00 Ft

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

Listing Presented By:



Originally Listed by:  
eXp Realty

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca