



1222 18 Street Calgary Alberta

\$1,349,900

A masterful modern renovation infused with the timeless elegance of 1950s design. Perched on a coveted ridge lot in prestigious Briar Hill, this exceptional hillside walk-out captivates from the moment you arrive. A lush canopy of mature trees and sculpted landscaping welcomes you, setting the tone for what lies beyond. Step into an expansive sunroom bathed in natural light, with soaring skylights and walls of glass that blur the line between indoors and nature. It's the perfect sanctuary to unwind—whether you're sipping a fine wine or indulging in a favourite novel, enveloped in serene beauty. Step into a grand foyer featuring sculptural concrete wall elements and a sleek glass-railed staircase that set the tone for sophisticated living. The front den offers a quiet retreat, while the expansive living room seamlessly flows toward the rear deck, perfectly framed by mature evergreens that provide unparalleled privacy. Crafted for both style and function, the kitchen and dining areas are an entertainer's dream. The kitchen exudes contemporary glamour with pristine white cabinetry, a mirrored pantry and backsplash, and mid-century lighting. An oversized eat-up island anchors the space, offering abundant storage, while a suite of top-tier appliances, including a Viking wall oven, Miele microwave and dishwasher, a Sub-Zero refrigerator, and a Gaggenau cooktop complete the look. The adjoining dining room is truly impressive in scale and design, offering sweeping views of the Downtown skyline, a stunning backdrop for unforgettable gatherings. Descending to the lower level, you're greeted by rich hardwood floors and subtle stair lighting that create an inviting ambiance. This level is thoughtfully designed as a private retreat, with dedicated spaces for work and rest. The sophisticated home office is enclosed with smoked glass doors and enhanced by custom built-in cabinet...

Office 10.17 Ft x 6.75 Ft
Laundry room 7.50 Ft x 9.67 Ft
Primary Bedroom 13.50 Ft x 15.00 Ft
Bedroom 12.42 Ft x 11.42 Ft
Bedroom 12.42 Ft x 13.17 Ft
4pc Bathroom Measurements not available

Kitchen 14.00 Ft x 21.67 Ft
Dining room 14.00 Ft x 18.08 Ft
Living room 13.33 Ft x 20.17 Ft
Foyer 7.42 Ft x 8.42 Ft
Foyer 10.33 Ft x 11.17 Ft
2pc Bathroom Measurements not available

Listing Presented By:



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