

# \$1,900,000 - 435 18a Street Nw, Calgary

MLS® #A2233719

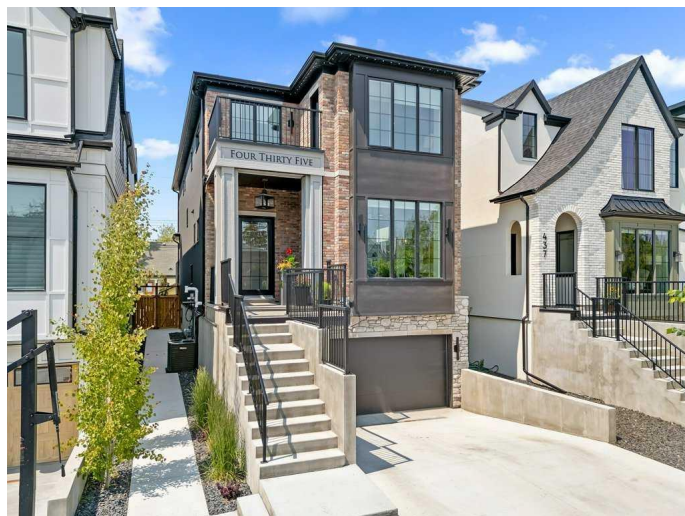
**\$1,900,000**

4 Bedroom, 5.00 Bathroom, 2,765 sqft

Residential on 0.08 Acres

West Hillhurst, Calgary, Alberta

Custom built home designed by Aston Morrone Designs. Walking distance to Kensington, Queen Elizabeth High School and the West Hillhurst Community Association with its tennis and pickle ball courts, ball diamonds, community events hub and outdoor swimming pool! Presenting over 3,550 square feet of smartly designed, styled and upgraded living complete with 4 bedrooms (3 of which offer private en-suites), 4.5 bathrooms, personal elevator and heated floors in the oversized attached double garage with shop area as well as the walkout basement. Enter into an engineered flooring in an open design focusing on added artistry throughout, a front enclosed den, sectioned window from the front into the lifestyle room. The 2-sided floor to ceiling gas fireplace adds distinction to the formal dining area which is illuminated by the A-N-D Chandelier and an inconspicuous side 2-piece bath with a designers touch of wall paper accent. A chef's inspired kitchen, cabinet faced fridge, built in oven and convection, seamless hood fan, 6 burner gas stove top and floor to ceiling cabinetry overlooks the built in banquet table by Mobius flanked with added prep space and 6 custom entertainment bar stool seating with a full length true butler's pantry located just behind hosting a plethora of storage, a 2nd full size cabinet faced fridge and freezer, 2nd dishwasher and a built in coffee station. Access the maintenance free yard from the dual sliding doors and/or garden door. A full width vinyl deck with BBQ gas line



and an extendable awning offers added privacy and accompanies stairs to the lower level. The walkout level is completed by a stone patio, synthetic grass space for the kids and pups surrounded by mature trees, in ground irrigation, Gemstone lighting adds to the home's personality and central air for your comfort. Kelly Wearstler lighting guides you to the upper plan, engineered flooring throughout, 3 bedrooms, all with accompanying Kelly Wearstler lighting and private en-suite baths, closet built ins and the convenience of an upper laundry room with added built ins, hanging bar and linen sink. The front primary is home to a Juliet balcony, coffered ceiling, heated tiled floors a separate soaker tub, his and her sinks boutique mirrored lighting, water closet and full-size shower all encased in tile and shines with transom windows. Professionally completed lower level begins with wine cellar and wet bar, the homes 4th bedroom connected to the lower 4-piece bath, your home gym space or flex room with patio slider and access to the heated double oversized attached garage and shop with walk through locker storage and hot water on demand. The location, plan, style and upgrades to make this the perfect family home and enjoy an inner city lifestyle for decades to come!

Built in 2021

### **Essential Information**

MLS® #	A2233719
Price	\$1,900,000
Bedrooms	4
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,765
Acres	0.08

Year Built	2021
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	435 18a Street Nw
Subdivision	West Hillhurst
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2N 2H3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Workshop in Garage
# of Garages	2

### Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Elevator, Soaking Tub
Appliances	Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Water Softener, Window Coverings, Wine Refrigerator, Garburator, Gas Cooktop
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Double Sided, Gas, Living Room, Tile, Dining Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features	BBQ gas line, Private Yard, Awning(s)
Lot Description	Back Yard, Landscaped, Level, Rectangular Lot, Street Lighting, Subdivided
Roof	Asphalt Shingle

Construction	Brick, Stone, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 27th, 2025
Days on Market	54
Zoning	R-CG

### **Listing Details**

Listing Office	RE/MAX First
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