

# \$1,049,900 - 2719 18 Street Nw, Calgary

MLS® #A2239042

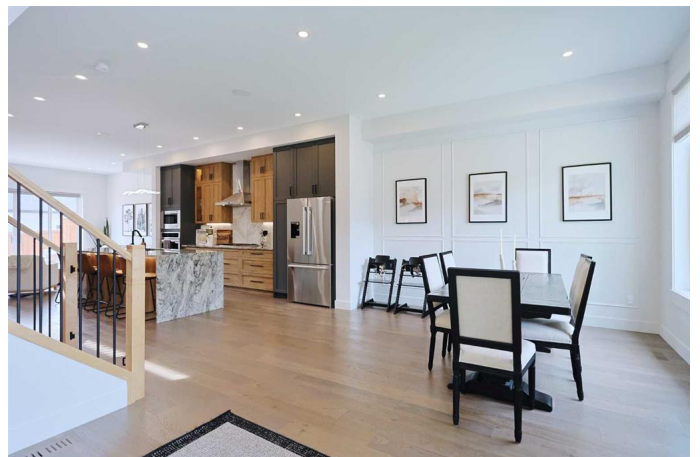
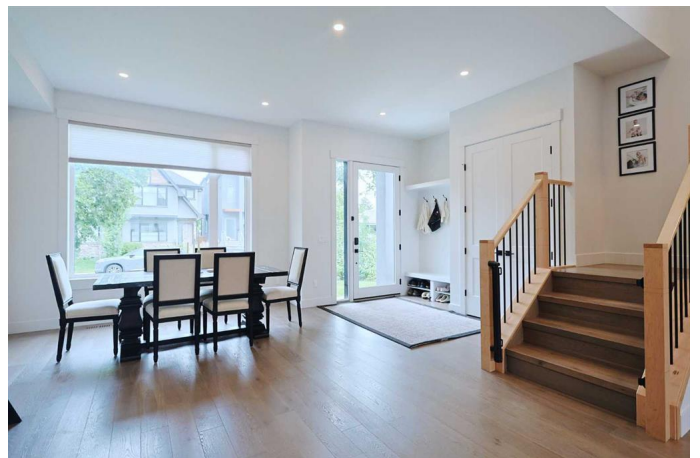
**\$1,049,900**

4 Bedroom, 4.00 Bathroom, 1,933 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Truly amazing describes this sensational semi-detached home in the popular inner city community of Capitol Hill, located here on this quiet street within walking distance to Confederation Park & the bluff overlooking Confederation golf course. Offering a total of 4 bedrooms & over 2600sqft of air-conditioned living space, this sleek designer home enjoys upgraded engineered hardwood floors, stunning custom kitchen with granite countertops, dreamy master ensuite with heated floors & fenced West backyard complete with large deck & detached 2 car garage. Complemented by soaring 10ft ceilings & expansive windows, you'll fall in love with the incredible open concept flow of the main floor with its bright & airy dining room with paneled feature wall & West-facing living room with 4-panel sliding garden doors & sleek contemporary fireplace with floor-to-ceiling granite surround. The fully-loaded kitchen is a sight-to-behold & features full-height cabinets & granite counters, impressive granite waterfall island & stainless steel Bosch appliances including gas cooktop plus chimney hoodfan & Frigidaire built-in oven. The graceful & extra-wide staircase leads up to the 2nd floor where you'll find 9ft ceilings & 3 wonderful bedrooms; the West-facing owners' retreat has engineered hardwood floors & large walk-in closet, & a barn door opens into the luxurious ensuite with heated floors & free-standing tub, oversized glass shower & quartz-topped double vanities. Finishing off



this floor is the family bathroom with 2 sinks & quartz counters, deep linen closet & laundry room with Maytag washer & dryer. The lower level “ with 9ft ceilings & roughed-in infloor heating, is beautifully finished with a 4th bedroom with walk-in closet, another full bathroom, office area with built-in desk & terrific rec room with granite-topped wet bar. Additional features include built-in ceiling speakers, low-flow/dual-flush toilets, main floor mudroom with built-in lockers, closet organizers, 3M-tinted windows (Night Vision 35 for upper staircase windows & PR40 for 2nd floor bedrooms), roughed-in central vacuum system & natural gas line for your BBQ on the backyard deck. Conveniently situated in this prime location within walking distance to bus stops & just minutes to the University of Calgary, area schools & Foothills Medical Centre, with easy access to major retail centers, LRT & downtown.

Built in 2022

**Essential Information**

MLS® #	A2239042
Price	\$1,049,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,933
Acres	0.07
Year Built	2022
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	2719 18 Street Nw
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Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 3T9

### **Amenities**

Parking Spaces	2
Parking	Alley Access, Double Garage Detached, Garage Faces Rear
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Chandelier, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Soaking Tub, Storage, Sump Pump(s), Walk-In Closet(s), Wet Bar, Low Flow Plumbing Fixtures
Appliances	Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Dryer, Freezer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Garburator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 25th, 2025
Days on Market	3
Zoning	R-CG

### **Listing Details**

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