

\$1,049,000 - 1528 18th Avenue Nw, Calgary

MLS® #A2235233

\$1,049,000

5 Bedroom, 4.00 Bathroom, 2,025 sqft

Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

****Open House on Sunday, September 14, 11am-1pm**** Brand new luxury duplex in Capitol Hill, each side featuring a fully legal 2-bedroom basement suite – a rare find in this prime inner-city location. Perfect for extra income, extended family, or investors looking to maximize cash flow.

Each main floor offers 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy a vaulted primary suite with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, full bath, and laundry.

The legal basement suites include private entrances, two spacious bedrooms, full kitchens, separate laundry, and bright living spaces – ideal as mortgage helpers or strong rental units.

Extras: high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty.

Move-in ready and minutes to SAIT, U of C, schools, parks, and shops. Smart, stylish, income-generating living – grab one or both before they™re gone.

Built in 2025



Essential Information

MLS® #	A2235233
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,025
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

Community Information

Address	1528 18th Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W8

Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 10th, 2025
Days on Market	74
Zoning	RCG

Listing Details

Listing Office	RE/MAX iRealty Innovations
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