

# \$899,999 - 307 18 Street Nw, Calgary

MLS® #A2212866

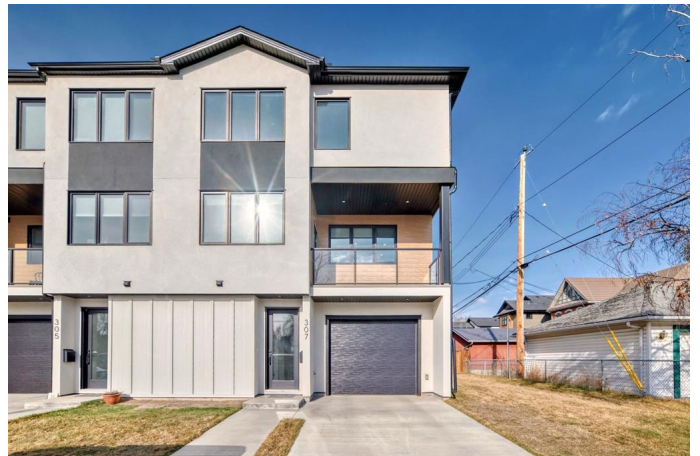
**\$899,999**

3 Bedroom, 4.00 Bathroom, 2,185 sqft

Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Welcome to West Hillhurst living in a modern designed End-Unit Rowhouse. With a spacious layout featuring Unobstructed City Views and High-End Finishes, this is one you do not want to miss. This 3-storey Rowhouse boasts 3 bedrooms, 3.5 bathrooms and an attached heated garage with EV hookup. A beautifully designed open concept main floor featuring wide-plank hardwood flooring, oversized triple-pane windows. The kitchen is designed for home chefs and boasts sleek cabinetry, quartz countertops, premium appliances, gas range, open shelves and stylish gold accents. The kitchen island is perfect for entertaining and just off the dining room is a private balcony with BBQ hookup. A stylish powder room completes the main level. Upstairs, the primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite with a soaker tub under a gorgeous chandelier, oversized rainfall shower with build-in quartz bench, double vanity and heated floors. The primary walk-in closet is thoughtfully designed with ample storage. The second bedroom is spacious, complete with its own walk-in closet and a 4-piece ensuite with quartz countertops. A conveniently located laundry room adds to the thoughtful design. The lower level has an additional bedroom and 3-piece bathroom along with an oversized mechanical room with ample storage. Located directly across from highly desirable schools and just steps from parks, shops and restaurants with easy access to Crowchild Trail, downtown and transit, this



unbeatable location offers the very best of city living.

Built in 2022

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2212866               |
| Price          | \$899,999              |
| Bedrooms       | 3                      |
| Bathrooms      | 4.00                   |
| Full Baths     | 3                      |
| Half Baths     | 1                      |
| Square Footage | 2,185                  |
| Acres          | 0.00                   |
| Year Built     | 2022                   |
| Type           | Residential            |
| Sub-Type       | Row/Townhouse          |
| Style          | 3 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 307 18 Street Nw |
| Subdivision | West Hillhurst   |
| City        | Calgary          |
| County      | Calgary          |
| Province    | Alberta          |
| Postal Code | T2N4J7           |

### Amenities

|                |                                                                                                                            |
|----------------|----------------------------------------------------------------------------------------------------------------------------|
| Amenities      | None                                                                                                                       |
| Utilities      | Electricity Connected, Natural Gas Connected, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected |
| Parking Spaces | 2                                                                                                                          |
| Parking        | 220 Volt Wiring, Front Drive, Garage Door Opener, In Garage Electric Vehicle Charging Station(s), Single Garage Attached   |
| # of Garages   | 1                                                                                                                          |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home, |
|-------------------|---------------------------------------------------------------------|

|                 |                                                                                                                                   |
|-----------------|-----------------------------------------------------------------------------------------------------------------------------------|
|                 | Quartz Counters, Vinyl Windows                                                                                                    |
| Appliances      | Built-In Electric Range, Dishwasher, Gas Water Heater, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating         | High Efficiency, Make-up Air, Fireplace(s), Forced Air, Natural Gas                                                               |
| Cooling         | Rough-In                                                                                                                          |
| Fireplace       | Yes                                                                                                                               |
| # of Fireplaces | 1                                                                                                                                 |
| Fireplaces      | Electric, Family Room, Circulating                                                                                                |
| Basement        | None                                                                                                                              |

## Exterior

|                   |                                                  |
|-------------------|--------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Rain Gutters              |
| Lot Description   | Back Yard, Corner Lot, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                  |
| Construction      | Aluminum Siding, Stucco                          |
| Foundation        | Poured Concrete                                  |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | April 18th, 2025 |
| Days on Market | 13               |
| Zoning         | R-CG             |

## Listing Details

|                |                    |
|----------------|--------------------|
| Listing Office | First Place Realty |
|----------------|--------------------|

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