

# \$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

Brand new luxury duplex in Capitol Hill, each side featuring a fully legal 2-bedroom basement suite â€” 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 â€” 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 â€” grab one or both before theyâ€™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, Double Vanity, Kitchen Island, Separate Entrance, Soaking Tub, Walk-In Closet(s), Closet Organizers, High Ceilings, Vinyl Windows, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Tray Ceiling(s) |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Refrigerator, Washer, Built-In Oven, Gas Cooktop, Microwave, Range Hood                                                                                                                                                                                   |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                                                                                         |
| Cooling           | Rough-In                                                                                                                                                                                                                                                                                        |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                             |
| # of Fireplaces   | 1                                                                                                                                                                                                                                                                                               |

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

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 10th, 2025 |
| Days on Market | 115             |
| Zoning         | RCG             |

## Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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