1007 18 Avenue NW

Calgary | Active | MLS® A2346913

$1,289,000









Bedrooms	Bathrooms	Year Built	Living area
4	**4**	**2026**	**1,936.34 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX House of Real Estate

A closer look

MOVE-IN READY! Designed to impress the most discerning buyers, this exceptional luxury home offers a front office, 4 bedrooms, 3.5 bathrooms, a fully finished basement, and a double detached garage! Sophisticated European-inspired interiors showcase soaring 10-foot ceilings, oversized 8-foot doors, wide-plank engineered hardwood flooring, and a sun-filled open-concept layout designed for elevated everyday living and effortless entertaining. At the heart of the home is a stunning designer chef's kitchen anchored by a large quartz island with rich custom wood accents. Premium finishes include ceiling-height micro Shaker cabinetry, a full-height quartz backsplash, a custom lime wash plaster hood w/ inset lighting, and a professional-grade KitchenAid appliance package with a gas cooktop, built-in wall oven, microwave, dishwasher, and French-door refrigerator. The adjoining dining area features a built-in beverage fridge, while the elegant living room is centred around a sleek linear gas fireplace finished in custom lime wash plaster and expansive patio doors opening to the south-facing backyard. A custom mudroom with built-in storage and a thoughtfully curated designer powder room complete this floor, featuring a natural stone skirted vanity, wall-mounted faucet, elegant pendant lighting, and a rich dark paint finish. Upstairs, a striking hardwood staircase with integrated LED lighting leads to a serene primary retreat with oversized windows, built-in speakers, and space for a private lounge or office. The spa-inspired ensuite features heated tile floors, a freestanding soaker tub, dual quartz vanities, a private water closet, and an oversized STEAM shower with rainfall head, body sprays, and bench seating. A fully customized walk-in closet completes the retreat. Two additional bedrooms with walk-in closets, a beautifully appointed full bathroom, and an elevated laundry room with custom cabinetry and quartz surfaces complete the upper level. The professionally finished lower level offers exceptional versatility with 9-foot ceilings, a spacious recreation & media lounge, custom built-ins, a wet bar, a large fourth bedroom with walk-in closet, and a full bathroom - ideal for guests, a private gym, or flex space. An upgraded mechanical package featuring a high-efficiency furnace, HRV system, humidifier, 50-gallon hot water tank, 200-amp electrical service (110-amp to the house), and rough-ins for central A/C and vacuum. Exterior finishes have been thoughtfully selected for timeless style and durability, including cultured stone accents, James Hardie siding, a large front patio, full concrete walkways to the garage, pressure-treated fencing, professional landscaping, and a spacious rear deck with gas line for outdoor entertaining. Situated in one of Calgary's most desirable inner-city communities, this rare luxury offering is moments from downtown, top-rated schools, parks, cafés, and major amenities - delivering the elevated lifestyle today's luxury buyer

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346913
Bedrooms	4
Bathrooms	4
Year Built	2026
Property Type:	Residential

Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,936.34 sq. ft.
Main Level Finished Area:	921.44 sq. ft.
Upper Level Finished Area:	1,014.9 sq. ft.
Below Grade Finished Area:	737.67 sq. ft.
Acreage:	No
Lot Area:	2,997 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	North
Entry Level:	1
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	1

Plan:	3150P
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
Builder:	Sunrise Homes
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stucco, Wood Frame
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas, Living Room
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Inclusions:	N/A
Restrictions:	None Known

Main Floor	Living Room · 15'11" × 11'7" ·
Main Floor	Kitchen · 16'3" × 8'6" ·
Main Floor	Dining Room · 13'8" × 8'6" ·
Main Floor	Den · 9'10" × 9'3" ·
2nd Floor	Bedroom - Primary · 15'11" × 13'1" ·
2nd Floor	Walk-In Closet · 8'11" × 5'9" ·
2nd Floor	Bedroom · 11'2" × 9'7" ·
2nd Floor	Bedroom · 11'2" × 9'7" ·
2nd Floor	Laundry · 7'10" × 6'1" ·
Basement	Bedroom · 11'8" × 8'9" ·
Basement	Kitchenette · 8'11" × 5'2" ·
Basement	Game Room · 17'9" × 14'6" ·
Basement	Laundry · 7' × 3'4" ·
Basement	Furnace/Utility Room · 11'8" × 5'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	BBQ gas line, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, City Lot, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	R-CG
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1007-18-avenue-nw-calgary-a2346913/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.