1531 18 Avenue NW

Calgary | Active | MLS® A2357406

$1,189,900









Bedrooms	Bathrooms	Year Built	Living area
5	**5**	**2026**	**1,971.25 sq. ft.**

Your next move starts with a conversation.

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Listed by Real Broker

A closer look

OPEN HOUSE SATURDAY NOV 21 BETWEEN 12PM-2PM & SUNDAY NOV 22 BETWEEN 12PM-3PM | **FREE A/C INSTALLED IF FIRM BY DECEMBER 15TH** | QUICK POSSESSION AVAILABLE | RIGHT HOME 1531: BASEMENT NON LEGAL SUITE WITH A WET BAR | LEFT HOME 1529: LEGAL 2-BEDROOM BASEMENT SUITE | 5 BEDROOMS | 4.5 BATHROOMS | DETACHED HOME | SEPARATE BASEMENT ENTRANCE & LAUNDRY | DOUBLE DETACHED GARAGE

Welcome to this exceptional brand-new detached home in the desirable inner-city community of Capitol Hill! Combining modern luxury, thoughtful design, and flexible living options, this beautifully finished home offers outstanding comfort and convenience, with quick possession available.

The bright, open-concept main floor creates an inviting setting for everyday living and entertaining. The spacious living room features a gas fireplace with a brick surround and a built-in TV area. Oversized sliding patio doors open to the south-facing backyard, bringing in abundant natural light and seamlessly connecting your indoor and outdoor living spaces.

The kitchen is a stunning centrepiece, featuring built-in appliances, sleek cabinetry, premium countertops, modern fixtures, and a convenient pot filler above the gas cooktop. In-cabinet and under-cabinet strip lighting highlight the finishes while adding warmth and ambiance. The adjoining dining area provides a welcoming space for family meals and hosting guests, with an easy flow throughout the main floor.

Upstairs, discover three generously sized bedrooms and three full bathrooms, offering exceptional comfort and privacy for family members and guests. A conveniently located upper-level laundry room makes daily routines easier. The primary retreat showcases a vaulted ceiling and a spacious walk-in closet with integrated strip lighting. Unwind in the luxurious 5-piece ensuite, complete with dual vanities, a soaker tub, a separate steam shower, and in-floor heating.

The right home’s fully finished basement currently features a 1-bedroom , a wet bar, a spacious living area with a built-in TV feature, a separate entrance, dedicated laundry, and its own thermostat. The builder offers options to add a second bedroom, retain the open layout for a larger living room, or install a glass wall to create a dedicated gym. This flexibility allows you to tailor the space for extended family, guests, recreation, or your personal lifestyle.

The left home already features a legal 2-bedroom basement suite with a separate entrance and its own laundry, providing an excellent alternative for buyers seeking a legal suite configuration.

Outside, enjoy a fully landscaped property and a south-facing backyard ideal for relaxing, outdoor dining, or entertaining. The double detached garage provides secure parking and additional storage.

Located close to schools, parks, shopping, public transit, and downtown Calgary, this Capitol Hill home combines upscale finishes with everyday practicality.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2357406
Bedrooms	5
Bathrooms	5
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:	1,971.25 sq. ft.
Main Level Finished Area:	937.67 sq. ft.
Upper Level Finished Area:	1,033.58 sq. ft.
Below Grade Finished Area:	901 sq. ft.
Acreage:	No
Lot Area:	3,000 sq. ft.
Lot Frontage:	7'7½"
Front Exposure:	North
Levels:	Two
Total Rooms Above Grade:	6
Year built:	2026 (Age: 0)

Bedrooms:	5 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	2
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	2
Plan:	TBV
Heating:	ENERGY STAR Qualified Equipment
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Mixed, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Multiple Locations, Upper Level
City Quadrant:	Northwest

Community:	Capitol Hill
Appliances:	Built-In Oven, Dishwasher, Garage Control(s), Gas Cooktop, Microwave, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Living Room · 16' × 16' ·
Main Floor	Kitchen · 22'2" × 13'5" ·
Main Floor	Dining Room · 13'4" × 10'7" ·
Upper Level	Bedroom - Primary · 16' × 13' ·
Upper Level	Bedroom · 12' × 7'10" ·
Upper Level	Bedroom · 11'7" × 7'9" ·
Basement	Game Room · 11'8" × 11'3" ·
Basement	Kitchen · 8'2" × 7'10" ·
Basement	Bedroom · 14'6" × 10' ·
Basement	Bedroom · 11' × 9'4" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Kitchen Island, Quartz Counters, Separate Entrance, Vaulted Ceiling(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG

Listed Date:	Nov 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1531-18-avenue-nw-calgary-a2357406/

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