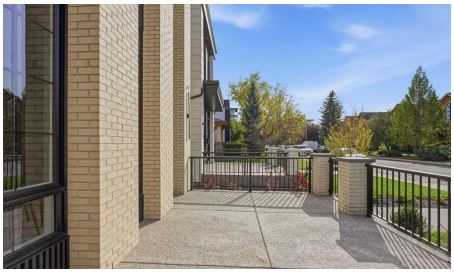
224 18A Street NW

Calgary | Active | MLS® A2350577

$1,799,000









Bedrooms	Bathrooms	Year Built	Living area
5	**6**	**2026**	**2,771.92 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

OPEN HOUSE SATURDAY, NOVEMBER 21ST FROM 1-4 PM & SUNDAY, NOVEMBER 22ND FROM NOON - 2 PM. Set on a quiet street in the inner-city community of Hillhurst, this brand-new 4+1 bedroom home by D & M Custom Homes offers more than 3,600 sq ft of thoughtfully finished living space with exceptional craftsmanship throughout. The bright, open main floor features wide-plank hardwood, high ceilings, stylish lighting, and a front dining area with a striking feature wall and plenty of room for entertaining. The kitchen is beautifully appointed with quartz countertops, a large waterfall island with eating bar, abundant storage, and a high-end appliance package. Open to the kitchen, the living room is highlighted by a floor-to-ceiling fireplace and built-ins. A mudroom and 2-piece powder room complete the main level. Upstairs, the second floor includes 3 spacious bedrooms, including a primary suite with a walk-in closet and elegant 5-piece ensuite with dual sinks, a freestanding soaker tub, and a separate shower. The 2 additional bedrooms each offer ample closet space and access to a private 3-piece ensuite. A conveniently located laundry room with sink and storage is also on this level. The third floor features a large bonus room with a wet bar and access to a rooftop patio with beautiful city and downtown views. It also includes a second primary retreat with a generous bedroom, custom walk-in closet, and luxurious 5-piece ensuite with dual sinks, a freestanding tub, and an oversized glass shower. The finished basement extends the living space with a spacious family/media room with wet bar, home gym, fifth bedroom, and 4-piece bath. Outside, the backyard includes a deck and access to the triple detached garage. This impressive home is just blocks from the Bow River pathways and the West Hillhurst Community Association, and close to Kensington, Riley Park, schools, SAIT, the University of Calgary, shopping, and downtown.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350577
Bedrooms	5
Bathrooms	6
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:	3 (or more) Storey
Total Living Area:	2,771.92 sq. ft.
Main Level Finished Area:	990.46 sq. ft.
Upper Level Finished Area:	1,781.45 sq. ft.
Below Grade Finished Area:	871.36 sq. ft.
Acreage:	No
Lot Area:	3,369 sq. ft.
Lot Frontage:	25'
Front Exposure:	West
Levels:	Three Or More
Total Rooms Above Grade:	8
Year built:	2026 (Age: 0)
Bedrooms:	5 (Above Grd: 4)
Bedrooms Above Grade:	4
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	6.0 (Full:5, Half:1)
Num Ensuite Baths:	4
Plan:	2411107
Heating:	In Floor, Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	House

Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	3
Parking:	Tandem, Triple Garage Detached
Parking Places:	3
Parking Total/Covered:	3 / -
Laundry Features:	Laundry Room, Sink, Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Refrigerator, Washer, Wine Refrigerator
Inclusions:	None
Restrictions:	None Known
Main Floor	Kitchen · 23'1" × 17'7" ·
Main Floor	Dining Room · 15'10" × 12'1" ·
Main Floor	Living Room · 22' × 15'10" ·
2nd Floor	Bedroom · 20'2" × 15'11" ·
2nd Floor	Bedroom · 22'1" × 9'6" ·
2nd Floor	Bedroom · 18'5" × 9'6" ·
2nd Floor	Laundry · 7'8" × 5'8" ·
3rd Floor	Bedroom - Primary · 25'5" × 14'4" ·

3rd Floor	Bonus Room · 15'11" × 12'11" ·
Basement	Bedroom · 14'2" × 9'8" ·
Basement	Exercise Room · 15'10" × 9'11" ·
Basement	Game Room · 17'9" × 16' ·
Basement	Furnace/Utility Room · 9'8" × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths
Interior Features:	Breakfast Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Walk-In Closet(s), Wet Bar
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck, Patio, Rooftop Patio
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Oct 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/224-18a-street-nw-calgary-a2350577/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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