421 18 Street NW

Calgary | Active | MLS® A2316214

$2,150,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2027**	**2,668 sq. ft.**

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Listed by Century 21 Bravo Realty

A closer look

Experience refined living in this beautifully designed new build by William Blake Homes, anticipated to be move in ready in Spring 2027. Situated on a cul-de-sac in the highly sought after community of West Hillhurst, this residence offers 3700 sq ft of thoughtfully developed living space. Blending timeless design with modern comfort, it delivers exceptional style, function and quality in one of Calgary's premier inner-city locations. The main floor features 10 foot ceilings and an open-concept layout designed for both everyday living and entertaining. The kitchen is complete with custom built-in cabinetry, a large island and a hidden scullery for all your preparation needs. The dining and living room areas flow seamlessly together with the living room anchored by a Venetian plaster gas fireplace creating a warm and inviting focal point. A private main floor office adds valuable flexibility for work or study. Upstairs, the primary retreat offers a spacious walk-in closet and a spa-inspired ensuite with vaulted ceilings, dual vanity, shower, soaker tub and private water closet. Two additional bedrooms each include their own built in window bench and private ensuite bathroom, providing comfort and privacy for family or guests. An upper level laundry room is conveniently located on this floor. The fully developed basement extends the living space with a generous recreation area featuring an elegant arched wet bar, along with a home gym. A fourth bedroom and well appointed 3 piece bathroom complete the lower level. Additional features include a double attached garage with a walk through mudroom, custom wainscotting throughout and carefully selected designer lighting and plumbing fixtures. Located in West Hillhurst, this home is in walking distance to Queen Elizabeth School, offers quick access to downtown, Kensington, the Bow River pathway system, SAIT, The University of Calgary, Foothills Medical Centre, parks and loads of amenities.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2316214
Bedrooms	4
Bathrooms	5
Year Built	2027
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:	2,668 sq. ft.
Main Level Finished Area:	1,360 sq. ft.
Upper Level Finished Area:	1,308 sq. ft.
Below Grade Finished Area:	995 sq. ft.
Acreage:	No
Lot Area:	4,303 sq. ft.
Lot Frontage:	17'10"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	8
Year built:	2027 (Age: -)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	5.0 (Full:4, Half:1)
Num Ensuite Baths:	3
Plan:	2610181
Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Cement Fiber Board, Stone, Stucco
Structure Type:	House
Roof:	Asphalt Shingle

Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	Upper Level
City Quadrant:	Northwest
Community:	West Hillhurst
Appliances:	Bar Fridge, Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked
Inclusions:	N/A
Restrictions:	None Known
Main Floor	Office · 14' × 13' ·
Main Floor	Foyer · 10' × 6' ·
Main Floor	Pantry · 9'10" × 8' ·
Main Floor	Kitchen · 16' × 11'6" ·
Main Floor	Great Room · 18'6" × 18' ·
Main Floor	Dining Room · 15' × 10' ·
2nd Floor	Bedroom - Primary · 14'6" × 13' ·
2nd Floor	Bedroom · 12' × 10'6" ·
2nd Floor	Bedroom · 11'6" × 10'6" ·

2nd Floor	Walk-In Closet · 11'3" × 10'6" ·
2nd Floor	Laundry · 7' × 6' ·
Lower Level	Bedroom · 11'6" × 10'6" ·
Lower Level	Exercise Room · 13'8" × 10'8" ·
Lower Level	Media Room · 18' × 14' ·
Lower Level	Mud Room · 10' × 9'6" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Back Yard, Cul-De-Sac, Front Yard, Low Maintenance Landscape, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 02, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/421-18-street-nw-calgary-a2316214/

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