423 18 Street NW

Calgary | Active | MLS® A2317271

$2,150,000









Bedrooms	Bathrooms	Year Built	Living area
4	**5**	**2027**	**2,645 sq. ft.**

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403-830-5152 | tiwana@maltiwana.ca

Listed by Century 21 Bravo Realty

A closer look

Anticipated for completion in Spring 2027, this exceptional new build by William Blake Homes offers over 3,600 SQFT of thoughtfully designed living space on a quiet cul-de-sac in the highly sought-after community of West Hillhurst. The main floor showcases 10-foot ceilings and an open-concept design tailored for both everyday living and entertaining. At the heart of the home is a beautifully
appointed kitchen featuring custom cabinetry, a large central island, and a fully equipped butler's pantry. The dining area and great room flow seamlessly together, anchored by a gas fireplace that creates a warm and inviting atmosphere. A private
main-floor office provides an ideal space for working from home or studying. Upstairs, the luxurious primary retreat offers soaring 11-foot ceilings, a spacious walk-in closet and a spa-inspired ensuite with dual vanities, a freestanding soaker
tub, oversized shower, and private water closet. Two additional bedrooms each feature their own ensuite bathroom, offering comfort and privacy for family members or guests. A study area and convenient upper-floor laundry complete this
level. The fully developed basement expands the living space with a large recreation room, wet bar, dedicated home gym, fourth bedroom, and a well-appointed 3-piece bathroom. Additional highlights include a double attached garage with a walk-through
mudroom, a large front porch and carefully curated designer lighting and plumbing fixtures throughout.
Ideally located within walking distance of Queen Elizabeth School and minutes from downtown, Kensington, the Bow River pathway system, SAIT, the University of Calgary, Foothills Medical Centre, parks, and numerous amenities, this is a rare opportunity to own a beautifully crafted home in one of Calgary's most desirable inner-city neighbourhoods.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2317271
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:	2,645 sq. ft.
Below Grade Finished Area:	998 sq. ft.
Acreage:	No
Lot Area:	4,259 sq. ft.
Lot Frontage:	17'10"
Front Exposure:	Southeast
Levels:	Two
Total Rooms Above Grade:	9
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, Ceramic Tile, Hardwood, 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 · 16'5" × 10'7" ·
Main Floor	Foyer · 19' × 11'8" ·
Main Floor	Pantry · 9' × 7' ·
Main Floor	Kitchen · 16'5" × 11' ·
Main Floor	Dining Room · 17' × 13'4" ·
Main Floor	Great Room · 18' × 16' ·
2nd Floor	Bedroom - Primary · 14'10" × 13' ·
2nd Floor	Bedroom · 11'8" × 11'8" ·
2nd Floor	Bedroom · 11'7" × 11' ·

2nd Floor	Walk-In Closet · 17'6" × 7'4" ·
2nd Floor	Walk-In Closet · 5'7" × 5'7" ·
2nd Floor	Laundry · 8'5" × 6'10" ·
2nd Floor	Library · 8' × 7'7" ·
Lower Level	Bedroom · 11' × 11' ·
Lower Level	Mud Room · 8'6" × 5'6" ·
Lower Level	Game Room · 16'6" × 16'4" ·
Lower Level	Exercise Room · 12'11" × 11' ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Built-in Features, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)
Exterior Features:	Private Yard
Patio And Porch Features:	Deck, Front Porch
Lot Features:	Cul-De-Sac, Pie Shaped Lot
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	R-CG
Listed Date:	Jun 04, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/423-18-street-nw-calgary-a2317271/

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

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

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