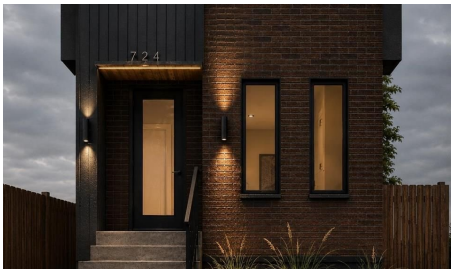
724 18 Avenue NW

Calgary | Active | MLS® A2346042

$1,495,000









Bedrooms	Bathrooms	Year Built	Living area
6	**5**	**2026**	**1,811 sq. ft.**

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Listed by Real Broker

A closer look

GREAT RENTAL POTENTIAL, UNDER CONSTRUCTION & STILL TIME TO CUSTOMIZE! Secure this brand-new Mount Pleasant home before completion and take advantage of the opportunity to personalize select finishes to your style, subject to construction stage and builder approval. Plus, a $20,000 appliance package is INCLUDED in the purchase price, giving you even more freedom to make this home your own. Estimated completion: mid-November 2026. An exceptional opportunity to own a thoughtfully designed new build in the heart of Mount Pleasant, offering approximately 2,000 sq. ft. of above-grade living space, plus a 2-bedroom basement legal suite and a completely separate 1-bedroom backyard legal suite above the detached double garage. With 6 bedrooms and 4.5 bathrooms across three distinct living spaces, this property delivers incredible flexibility and rental-income potential in one of Calgary's most desirable inner-city communities.

The main residence offers 3 bedrooms and 2.5 bathrooms, with an open-concept main floor showcasing elevated, contemporary finishes. The kitchen features quartz countertops, custom cabinetry, an oak-veneer island, custom MASIV LED lighting, backsplash mood lighting. The living room is anchored by a 42" gas fireplace with a custom brick hearth, while custom lighting continues throughout the home. Upstairs, the primary retreat features a spa-inspired 5-piece ensuite with electrically heated floors, bathtub, separate shower and double vanity, alongside two additional bedrooms, a full shared bathroom and convenient upper-floor laundry with sink. Designed with income potential in mind, the basement legal suite offers approximately 908 sq. ft. with 2 bedrooms, kitchen, full bathroom, laundry and storage, plus in-floor heating throughout the basement. One of the bedrooms can also function as a gym or flex room. Adding another layer of versatility is the approximately 496 sq. ft. private backyard legal suite, featuring 1 bedroom, kitchen, full bathroom, furnace room and its own laundry-an excellent opportunity for additional rental income, guests or extended family.

Completing the property is a finished, insulated and heated detached double garage with an EV charger rough-in. The striking exterior combines brick, metal façade and wraparound black stucco, while thoughtful mechanical features include a furnace with humidifier servicing the main and second floors, two HRV units, hot-water recirculation system and water-softener rough-in. Located in sought-after Mount Pleasant, this is a rare opportunity to own a brand-new inner-city property that seamlessly combines sophisticated design with two additional self-contained living spaces. Live in the main residence while benefiting from the potential for multiple rental income streams, accommodate extended family, or add a uniquely versatile property to your investment portfolio.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2346042
Bedrooms	6
Bathrooms	5

Year Built	2026
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	Yes
Num Legal Suites:	2
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,811 sq. ft.
Main Level Finished Area:	866 sq. ft.
Upper Level Finished Area:	945 sq. ft.
Below Grade Finished Area:	908 sq. ft.
Acreage:	No
Lot Area:	3,007 sq. ft.
Lot Frontage:	25'
Front Exposure:	South
Unit Exposure:	South
Levels:	Two
Total Rooms Above Grade:	7
Year built:	2026 (Age: 0)
Bedrooms:	6 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	3
Bathrooms:	5.0 (Full:4, Half:1)

Num Ensuite Baths:	1
Plan:	29340
Heating:	Boiler, In Floor, Exhaust Fan, Fireplace(s), Forced Air, Hot Water, Natural Gas, Radiant
Basement:	Full, Finished, Separate/Exterior Entry
Foundation:	Poured Concrete
New Constr.:	Yes
Construction Material:	Brick, Concrete, Metal Siding, Stucco
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Hardwood, Tile, Vinyl Plank
Cooling:	Rough-In
Fireplaces:	1
Fireplace Details:	Brick Facing, Gas, Living Room, Raised Hearth
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Detached, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s), Private Electric Vehicle Charging Station(s)
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement, Upper Level
City Quadrant:	Northwest
Community:	Mount Pleasant (Calgary)
Appliances:	Dishwasher, Microwave, Oven, Range, Range Hood, Refrigerator
Inclusions:	None
Restrictions:	None Known

Main Floor	Living Room · 15'3" × 14'10" ·
Main Floor	Kitchen · 20'8" × 8' ·
Main Floor	Dining Room · 15'3" × 9'1" ·
Main Floor	Foyer · 6'10" × 5'6" ·
Main Floor	Mud Room · 4' × 1'3" ·
2nd Floor	Bedroom - Primary · 13'6" × 10'1" ·
2nd Floor	Bedroom · 10'6" × 7'5" ·
2nd Floor	Bedroom · 10'6" × 7'5" ·
Basement	Bedroom · 12'7" × 9'11" ·
Basement	Kitchen · 15' × 14'4" ·
Basement	Laundry · 7'4" × 3'8" ·
Basement	Bedroom · 10'8" × 9'11" ·
Suite	Living Room · 13' × 10'4" ·
Suite	Kitchen · 13' × 8' ·
Suite	Bedroom · 12' × 10' ·
Suite	Foyer · 8' × 7' ·
Title to Land:	Fee Simple
Community Features:	Park, Pool, Schools Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Exterior Features:	BBQ gas line, Garden, Lighting, Private Entrance, Private Yard, Rain Gutters, Uncovered Courtyard
Patio And Porch Features:	Deck
Lot Features:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot
Num. of Parcels:	0
Fencing:	Fenced

Region:	Calgary
Zone:	CAL Zone CC
Zoning:	RC-G
Listed Date:	Sep 16, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/724-18-avenue-nw-calgary-a2346042/

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