

# \$1,129,990 - 634 18 Avenue Nw, Calgary

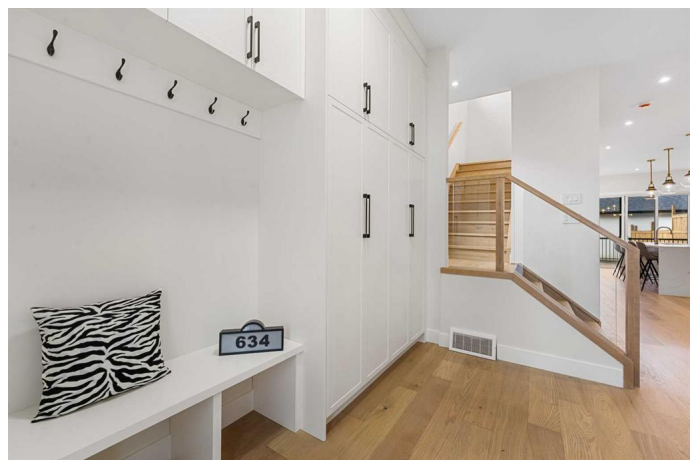
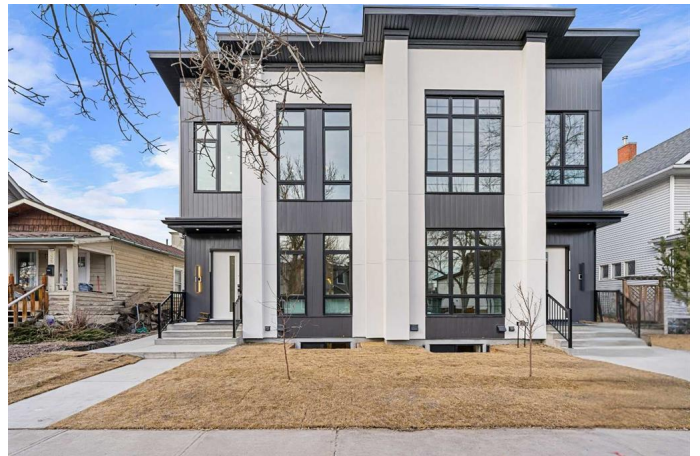
MLS® #A2198791

**\$1,129,990**

5 Bedroom, 4.00 Bathroom, 1,987 sqft  
Residential on 0.07 Acres

Mount Pleasant, Calgary, Alberta

**\*\* Luxurious Inner City Brand New Home in the Heart of the City, Mount Pleasant \*\***  
Designed by John Trinh | Top of the Line Finishes | Half Duplex | 1987 SqFt | Hardwood Flooring | Triple Pane Windows | 220V Electric Charger Rough-in | High End JennAir Appliances | Gas Cooktop | 42Inch Refrigerator | Built-in Oven & Microwave | Wine Cooler | Quartz Countertops | Upper Level Laundry with Styler Steam Closet | 3 Way Gas Fireplace | 8ft Windows | Steam Shower with Jets | Jetted Freestanding Tub | 12.5Ft Vaulted Peak Ceiling | Fully Developed Legal 2 Bedroom Basement Suite | Separate Entry | Separate Laundry | Separate Furnace | Stucco & Lux Panel Siding | Brand New Fence | Rear Double Detached Garage- Finished | Alley Access. Welcome to your brand new home! This remarkable half duplex is outfitted with top of the line finishes and fully loaded with upgraded appliances! Open the front door to a foyer with bench & closet storage and views of the beautiful open floor plan living space. The front living room is full of natural light beaming through the large windows. The living and dining rooms are separated with a 3-way fireplace adding both comfort and style. The dining room has an alcove with a built-in dry bar; the dry bar has a wine cooler, cabinetry and floating shelves above. The dining and kitchen are open to each other making this the perfect home for entertaining guests. The kitchen is finished with full height cabinets, quartz countertops and high-end



JennAir appliances featuring a 30 inch microwave & wall oven combo, 36 inch gas cooktop, 42 inch fridge. The centered kitchen island is great for small meals or guest socializing while you cook! The 10ft sliding glass doors with a 5ft mid clearance lead to the back deck and yard for a smooth transition of indoor/outdoor living. Off the kitchen is a 2pc powder room and a rear mudroom with bench and built in storage. Upstairs holds 3 bedrooms, 2 bathrooms and a laundry room. The primary bedroom is expansive and is paired with 12.5 foot vaulted peak ceilings and 8ft windows emphasizing the true size of this space. The primary bedroom has a deep walk-in closet and a private 5pc ensuite bath with a jetted free standing tub, walk-in steam shower, double vanity and private washing closet. Bedrooms 2 & 3 are both a generous size, each with a walk-in closet. Bedroom 2 has a cheater door the shared the main 4pc bath with a tub/shower combo and single vanity with storage below. The laundry room is designed with convenience in mind! The laundry room has a sink and Styler Steam Closet for gives you the power to clean and refresh your clothes without harsh chemicals so you can keep them looking their best! Downstairs, the legal 2 bedroom basement suite has a separate side entry, its own furnace, and its own laundry! The basement is finished with a full kitchen including a dishwasher, an open floor plan and plenty of living space. Hurry and book your showing at this stunning brand new home today!

Built in 2024

### **Essential Information**

MLS® #	A2198791
Price	\$1,129,990
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,987
Acres	0.07
Year Built	2024
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### **Community Information**

Address	634 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0T8

### **Amenities**

Parking Spaces	4
Parking	Additional Parking, Alley Access, Double Garage Detached, Off Street, On Street
# of Garages	2

### **Interior**

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Walk-In Closet(s), Dry Bar, Sump Pump(s), Vaulted Ceiling(s)
Appliances	Built-In Oven, Gas Cooktop, Wine Refrigerator, ENERGY STAR Qualified Dishwasher, ENERGY STAR Qualified Dryer, ENERGY STAR Qualified Refrigerator, ENERGY STAR Qualified Appliances, ENERGY STAR Qualified Washer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Three-Sided
Has Basement	Yes

Basement Exterior Entry, Finished, Full, Suite

## Exterior

Exterior Features BBQ gas line, Lighting, Private Entrance, Private Yard, Rain Gutters  
Lot Description Back Lane, Back Yard, Interior Lot, Landscaped, Lawn, Rectangular Lot, Street Lighting  
Roof Asphalt Shingle  
Construction Stucco, Wood Frame  
Foundation Poured Concrete

## Additional Information

Date Listed March 5th, 2025  
Days on Market 31  
Zoning R-C2

## Listing Details

Listing Office RE/MAX Crown

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