

# \$1,075,000 - 1528 18th Avenue Nw, Calgary

MLS® #A2235233

**\$1,075,000**

5 Bedroom, 4.00 Bathroom, 2,025 sqft  
Residential on 0.07 Acres

Capitol Hill, Calgary, Alberta

Brand new luxury duplex in Capitol Hill, each side featuring a fully legal 2-bedroom basement suite – a rare find in this prime inner-city location. Perfect for extra income, extended family, or investors looking to maximize cash flow.

Each main floor offers 10-ft ceilings, engineered hardwood, a stunning quartz kitchen with a huge island, and a bright living area with a sleek gas fireplace. Upstairs, enjoy a vaulted primary suite with a spa-inspired 5-piece ensuite and walk-in closet, plus two more bedrooms, full bath, and laundry.

The legal basement suites include private entrances, two spacious bedrooms, full kitchens, separate laundry, and bright living spaces – ideal as mortgage helpers or strong rental units.

Extras: high-efficiency furnace, HRV system, R22/R50 insulation, roughed-in A/C, double garages, full landscaping, and Certified New Home Warranty.

Move-in ready and minutes to SAIT, U of C, schools, parks, and shops. Smart, stylish, income-generating living – grab one or both before they're gone.

Built in 2025

## Essential Information



MLS® #	A2235233
Price	\$1,075,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,025
Acres	0.07
Year Built	2025
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	1528 18th Avenue Nw
Subdivision	Capitol Hill
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0W8

### Amenities

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Low Flow Plumbing Fixtures, Tray Ceiling(s)
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite, Walk-Up To Grade

## Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Level, Private, Rectangular Lot, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 10th, 2025
Days on Market	59
Zoning	RCG

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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