

**2504 18 Street NW
 Calgary, Alberta**
MLS # A2271413
\$699,999


Division:	Capitol Hill		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,305 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Stucco	Zoning:	H-GO
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters, Separate Entrance		
Inclusions:	N/A		

This stunning west-facing corner unit offers exceptional natural light throughout, with extra windows—;including added stairwell windows—;enhancing its bright and airy feel across all three levels. The main floor features an inviting foyer that opens into a sunlit living room, a stylish open-concept kitchen, a dedicated dining area, and a convenient two-piece powder room. Upstairs, you'll find a generous primary bedroom with a walk-in closet and 3-piece ensuite, two additional bedrooms, a 4-piece bathroom, and a separate laundry room for added convenience. The fully developed basement includes an illegal suite with a private entrance, mudroom, full kitchen, large recreation room, spacious bedroom with walk-in closet, and another 4-piece bathroom—;ideal for extended family or rental potential. A single-car garage adds to the functionality of this fantastic property. Other units are also available, and the location is unbeatable—;close to the University of Calgary, SAIT, the Alberta Children's Hospital, shopping, schools, parks, playgrounds, and scenic bike paths.