

423 18 Street NW
Calgary, Alberta

MLS # A2317271



\$2,150,000

Division:	West Hillhurst		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,645 sq.ft.	Age:	2027 (-1 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Pie Shaped Lot		

Heating:	High Efficiency, In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
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)		
Inclusions:	N/A		

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.