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GRASSROOTS REALTY GROUP

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2706 18 Street NW
Calgary, Alberta

MLS # A2356309

$1,225,000

Division:	Capitol Hill		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,917 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Stucco	**Zoning:**	R-C2
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bookcases, Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Separate Entrance, Sump Pump(s), Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: N/A

Welcome to an exceptional custom-built residence in the heart of Capitol Hill, perfectly positioned just steps from the beauty and serenity of Confederation Park. This remarkable single-family home offers a rare architectural distinction: soaring 11-foot ceilings across the entire main floor—an extraordinary feature seldom found in the area—creating an immediate sense of grandeur and openness. Designed with modern luxury and functionality in mind, the main level showcases a seamless open-concept layout. The elegant living room flows effortlessly into a designer kitchen outfitted with premium built-in JennAir appliances, including a commercial-grade range and a panel-ready 48-inch refrigerator for a sleek, integrated look. A spacious dining area is ideal for entertaining, while a thoughtfully designed mudroom and stylish powder room complete the level. Upstairs, the home continues to impress with a stunning primary retreat featuring soaring vaulted ceilings, a generous walk-in closet, and a spa-inspired ensuite. Unwind in the steam shower and enjoy the refined finishes that elevate this private sanctuary. Two additional well-appointed bedrooms, a full bathroom, and a convenient upper-floor laundry room provide comfort and practicality for family living. The fully developed basement offers even more space to relax and entertain, with a large open recreation area, a sophisticated wet bar, an additional bedroom, and a full bathroom—perfect for guests or extended family. Blending luxury, location, and thoughtful design, this Capitol Hill gem delivers an unparalleled living experience just moments from one of Calgary’s most beloved green spaces.

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