\$899,999 - 307 18 Street Nw, Calgary

MLS® #A2212866

\$899,999

3 Bedroom, 4.00 Bathroom, 2,185 sqft Residential on 0.00 Acres

West Hillhurst, Calgary, Alberta

Welcome to West Hillhurst living in a modern designed End-Unit Rowhouse. With a spacious layout featuring Unobstructed City Views and High-End Finishes, this is one you do not want to miss. This 3-storey Rowhouse boasts 3 bedrooms, 3.5 bathrooms and an attached heated garage with EV hookup. A beautifully designed open concept main floor featuring wide-plank hardwood flooring, oversized triple-pane windows. The kitchen is designed for home chefs and boasts sleek cabinetry, quartz countertops, premium appliances, gas range, open shelves and stylish gold accents. The kitchen island is perfect for entertaining and just off the dining room is a private balcony with BBQ hookup. A stylish powder room completes the main level. Upstairs, the primary suite is a true retreat, featuring a spa-inspired 5-piece ensuite with a soaker tub under a gorgeous chandelier, oversized rainfall shower with build-in quartz bench, double vanity and heated floors. The primary walk-in closet is thoughtfully designed with ample storage. The second bedroom is spacious, complete with its own walk-in closet and a 4-piece ensuite with quartz countertops. A conveniently located laundry room adds to the thoughtful design. The lower level has an additional bedroom and 3-piece bathroom along with an oversized mechanical room with ample storage. Located directly across from highly desirable schools and just steps from parks, shops and restaurants with easy access to Crowchild Trail, downtown and transit, this







unbeatable location offers the very best of city living.

Built in 2022

Essential Information

MLS® # A2212866 Price \$899,999

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,185
Acres 0.00
Year Built 2022

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey, Side by Side

Status Active

Community Information

Address 307 18 Street Nw

Subdivision West Hillhurst

City Calgary
County Calgary
Province Alberta
Postal Code T2N4J7

Amenities

Amenities None

Utilities Electricity Connected, Natural Gas Connected, Garbage Collection,

Sewer Connected, Water Connected, Fiber Optics Available

Parking Spaces 2

Parking 220 Volt Wiring, Front Drive, Garage Door Opener, In Garage Electric

Vehicle Charging Station(s), Single Garage Attached

of Garages 1

Interior

Interior Features Built-in Features, Ceiling Fan(s), Kitchen Island, No Smoking Home,

Quartz Counters, Vinyl Windows

Appliances Built-In Electric Range, Dishwasher, Gas Water Heater, Microwave,

Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator

Heating High Efficiency, Make-up Air, Fireplace(s), Forced Air, Natural Gas

Cooling Rough-In

Fireplace Yes

of Fireplaces 1

Fireplaces Electric, Family Room, Circulating

Basement None

Exterior

Exterior Features Balcony, BBQ gas line, Rain Gutters

Lot Description Back Yard, Corner Lot, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Aluminum Siding, Stucco

Foundation Poured Concrete

Additional Information

Date Listed April 18th, 2025

Days on Market 2

Zoning R-CG

Listing Details

Listing Office First Place Realty

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