

# \$879,900 - 307 18 Street Nw, Calgary

MLS® #A2212866

**\$879,900**

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 without any condo fees!

Built in 2022

### Essential Information

MLS® #	A2212866
Price	\$879,900
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, Fiber Optics Available, Garbage Collection, Sewer Connected, Water Connected
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,
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	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	36
Zoning	R-CG

## Listing Details

Listing Office	First Place Realty
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