

**521 18A Street NW  
Calgary, Alberta**

**MLS # A2165745**



**\$1,775,000**

<b>Division:</b>	West Hillhurst		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,773 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	City Lot, Front Yard, Landscaped, Street Lighting, Rectangular Lot		

<b>Heating:</b>	Central, Electric, ENERGY STAR Qualified Equipment, Forced Air, Solar	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Mixed	<b>Zoning:</b>	R-C2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Quartz Counters, Recessed Lighting		

**Inclusions:** Window coverings

Finally, a forward-thinking design! This home provides an array of flexible living solutions for evolving family needs. Let's face it, traditional-style oversized single-family homes offer optimal functionality for a decade of time at best. Yet being anchored to a community and location generally reveals the need for some adaptive functionality in the spaces we call home. This home has been thoughtfully considered to create a stunning one-family residence or to allow for multi-generational living. The top floor lays out a gorgeous three-bedroom, 2-bathroom + loft, (+laundry) floorplan, with a sprawling upper deck. The main floor has a 4th bedroom and full bathroom, allowing for an often sought but rarely found main-floor living arrangement. Ideal for having space for your resident baby boomer, long-term in-law visitation, guest room, or main floor primary bedroom. The basement is an awesome walk-in and walk-out legal 2-bedroom suite. Equipped with a quaint reception patio and front door foyer, private laundry, full bathroom and an inspiring open kitchen/living room. The impressive tiered wood grading smoothly opens to the gorgeous west backyard. Hedged by mature trees for privacy, and a perimeter of perennial gardens, and complete with an amazing 2 story screen sunroom. This stunning indoor/outdoor space has soaring wood soffit ceilings and a custom ruff-cut timber chandelier. Maximize outdoor living enjoyment year-round and enjoy the private garden from this idyllic space. This home has been built to superior energy efficiency standards for net zero living. Step into the future and enjoy the benefits of green living, when half the year your home generates more power than it takes and you receive hundreds of dollars in CREDIT paid back to you, the homeowner. The combination of superior standards of construction in conjunction

with a state-of-the-art yet easy-to-maintain heating and cooling system lets this home run yearly with minimal expense for utilities. Perfectly located in this quiet alcove in West Hillhurst. This zone is isolated from cut-through traffic and enjoys a tranquil community streetscape. With a Kindergarten to Grade 12 school one block away, bordered by the Community Association with an Ice Rink, Fitness facilities, a community garden and the local outdoor pool & ODR. Walk to the shops of 19 ST - Made by Marcus, iyycburg, Dairy Lane, VIntage, Pocket coffee, along with Kensington, Downtown, close to transit, the NW medical centers and all the amenities that make this a great place to call home. Schedule your private viewing, and come and be inspired. This is a home built to last!