

\$1,999,000 - 716 18 Avenue Nw, Calgary

MLS® #A2265179

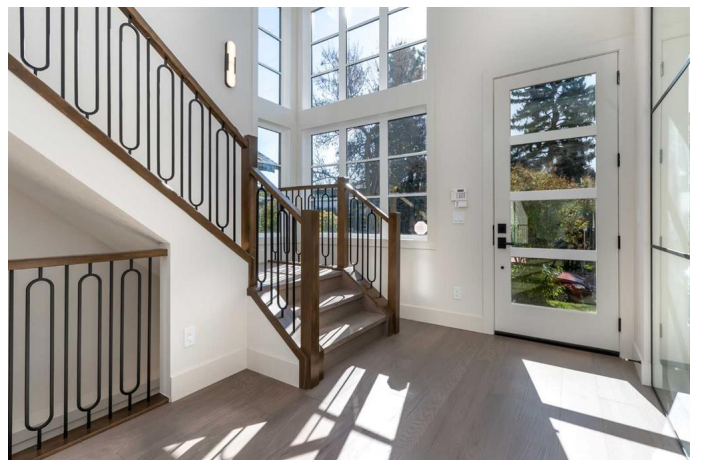
\$1,999,000

6 Bedroom, 5.00 Bathroom, 2,374 sqft
Residential on 0.09 Acres

Mount Pleasant, Calgary, Alberta

****EXPERIENCE THE EPITOME OF MODERN LUXURY IN MOUNT PLEASANT**** Life is full of magical moments and this BRAND-NEW architectural masterpiece is one of them.

Boasting over 3,443 sq. ft. of meticulously crafted living space, plus a 651 sq. ft. legal CARRIAGE SUITE, this residence embodies elevated inner-city living at its FINEST. From the bold exterior design to the meticulously curated interior finishes, every element of this home reflects refined LUXURY & urban edge. Step inside & prepare to be captivated. The open-concept living showcases soaring 10-foot ceilings, wide-plank hardwood floors, ceiling speakers throughout & EXPANSIVE windows that bathe every corner in natural light. The living area exudes modern ELEGANCE with a designer gas fireplace, custom built-ins & double French sliding doors leading to a SPRAWLING DECK, perfect for seamless indoor-outdoor entertaining. At the heart of the home lies a chef-inspired custom kitchen that's both functional & breathtaking. Outfitted with a premium JennAir stainless steel appliance package, sleek micro-shaker cabinetry & premium quartz countertops, it's a space that invites creativity & conversation. The massive centre island, custom wet bar, and designer walk-through pantry make this a true entertainer's dream. Every cabinet, fixture, and surface has been chosen to make a statement while maintaining timeless appeal. A beautifully designed mudroom with custom millwork &



abundant storage connects the main living space to your backyard RETREAT & heated triple-car detached garage. Ascend the striking hardwood staircase, framed by floor-to-ceiling glass and designer railings, and discover a serene upper level with 9-foot ceilings & 8-foot SOLID CORE doors. The primary retreat is a true private SANTUARY, featuring a spacious walk-in closet with custom built-ins and a LAVISH 6-piece spa ensuite with a steam shower, freestanding soaker tub, double vanity, in-floor heating & designer porcelain tile. Two additional bedrooms share a STUNNING 5-piece bathroom, and the upper laundry room - thoughtfully designed to add everyday convenience. The lower level extends the experience of LUXURY with 9-foot ceilings, a media and recreation area, custom wet bar, gas fireplace, fourth & fifth bedroom, rough-in in-floor heating & a beautifully finished 3-piece bath. PERFECT for movie nights, guests, or just unwinding in STYLE. Outside, enjoy a fully fenced backyard & LOW MAINTENANCE landscaping. The triple detached garage adds not only function but flexibility - featuring a 1-bedroom legal CARRIAGE SUITE with its own bathroom, kitchen, laundry, balcony, and private entrance. Ideal for multi-generational living, guests, or generating additional income without compromising privacy. Located in the prestigious inner-city enclave of Mount Pleasant, this home offers the perfect blend of luxury & lifestyle. Surrounded by tree-lined streets, steps from Confederation Park, trendy caf  s, restaurants & minutes to downtown. CALL TODAY for a PRIVATE TOUR!!

Built in 2025

Essential Information

MLS�� #	A2265179
Price	\$1,999,000

Bedrooms	6
Bathrooms	5.00
Full Baths	4
Half Baths	1
Square Footage	2,374
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	716 18 Avenue Nw
Subdivision	Mount Pleasant
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2M 0V1

Amenities

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Secured, Triple Garage Detached
# of Garages	3

Interior

Interior Features	Bookcases, Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Wine Refrigerator, Gas Cooktop
Heating	High Efficiency, In Floor, Fireplace(s), Forced Air, Natural Gas
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Mantle, Tile, Blower Fan, Recreation Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Balcony, BBQ gas line, Private Yard, Rain Gutters
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Views
Roof	Asphalt Shingle
Construction	Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 17th, 2025
Days on Market	4
Zoning	R-CG

Listing Details

Listing Office	MaxWell Capital Realty
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