

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

MLS® #A2265179

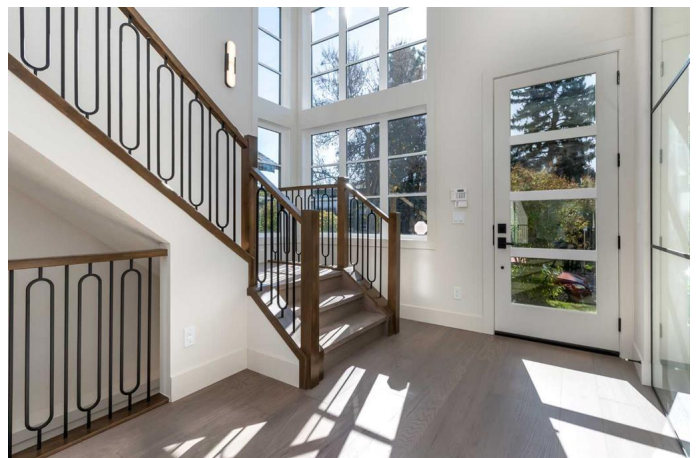
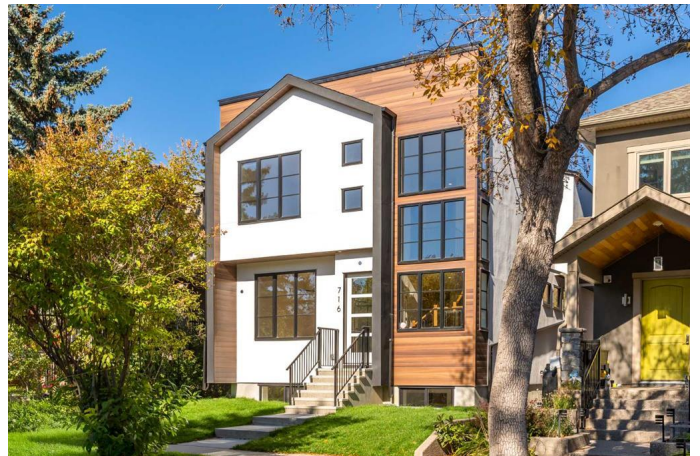
**\$1,999,000**

6 Bedroom, 5.00 Bathroom, 2,374 sqft

Residential on 0.09 Acres

Mount Pleasant, Calgary, Alberta

**\*\*CHECK OUT THE VIDEO TOUR\*\*** 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 thatâ€™s both functional & breathtaking. Outfitted with a premium JennAir stainless steel appliance package, sleek micro-shaker cabinetry & premium quartz countertops, itâ€™s a space that invites creativity & conversation. The massive centre island, custom wet bar, and designer walk-through pantry make this a true entertainerâ€™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, private entrance & security cameras & alarm rough-in (house & garage). 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!!

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 Sound, Wired for Data |
| Appliances        | Built-In Oven, Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Range Hood, Refrigerator, Washer, Wine Refrigerator                                                                                                                                                             |
| 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, Blower Fan, Recreation Room, Tile                                                                                                                                                                                                             |

|              |      |
|--------------|------|
| Has Basement | Yes  |
| Basement     | 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      | Stucco, Wood Frame, Metal Siding                                                            |
| Foundation        | Poured Concrete                                                                             |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | October 17th, 2025 |
| Days on Market | 10                 |
| Zoning         | R-CG               |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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